

Shedfield Parish Council

(Incorporating the villages of Shedfield, Shirrell Heath and Waltham Chase)

MINUTES OF EXTRA-ORDINARY PLANNING COMMITTEE MEETING 7.30 PM THURSDAY 25 JUNE 2015 AT SHEDFIELD PAVILION

Present:

Parish Councillors: Presiding, Margaret Jones, Jess Bond, Stuart Jones, Maria Robbie and Jim Coleman.

District Councillor: Linda Gemmell

Assistant Clerk: Sue Daniels

Members of public: 17

- 56/15 - Apologies for absence – Tony Cailles, Roger Huxstep
- 57/15 - Co-options – Councillor Margaret Jones nominated District Councillor Linda Gemmell to committee – unanimously agreed
- 58/15 - Declarations of Interest – None
- 59/15- Minutes of the Planning Sub Committee meeting held 18 May 2015 agreed and signed.
- 60/15 - Public Participation – Representatives from Linden Homes decided not to attend. Members of Public expressed concern regarding applications 15/00952/FUL and 15/01106/FUL which is reflected in Council's comments below
- 61/15 – Response to Public Participation

Meeting resumed

62/15 - New Applications - Parish Council decisions/comments in **bold**:-

Case No: 15/00782/LDC Dated: Fri 10 Apr 2015 - Comments by: 29 May 2015

Applicant: Mr Ian Gray

Proposal: **Use of building as a dwelling with associated garden (CERTIFICATE OF LAWFULNESS)**

Location: The Caravan Oak Farm Winchester Road Wickham Fareham Hampshire PO17 5HE

E-mail consultation - **No comment or objection**

Case No: 15/00858/FUL Dated: Wed 22 Apr Comments by: 17 June 2015

Applicant: Mr and Mrs C Pharoah

Proposal: **(HOUSEHOLDER) Creation of new/wider vehicular access**

Location: Endbrook Church Road Shedfield Southampton Hampshire SO32 2HW

E-mail consultation - **No comment or objection**

Case No: 15/00952/FUL Dated: Mon 11 May 2015 Comments by: 8 July 2015

Applicant: Hyde Housing

Proposal: **13 new houses**

Location: Land Adjacent To Ludwells Farm Lower Chase Road Waltham Chase Hampshire

Councillor Bond proposed that a decision regarding this application should be put to Full Council – this was voted upon with one being for the proposal and the remainder against. The decision to object was passed.

Shedfield Parish Council

(Incorporating the villages of Shedfield, Shirrell Heath and Waltham Chase)

Shedfield Parish Council wish to object to this proposal on the following grounds:-

- 1) This site is outside the village boundary and any development is likely to merge with Swanmore
- 2) There is no pavement on this road which has a high volume of cycle, pedestrian and equestrian traffic, in addition to HGV's and delivery vehicles
- 3) The site has a history of agricultural use and in recent years (including this year) has been used to graze sheep or horses and for haymaking
- 4) The site is subject to flooding and it is proposed that floodwater will be drained into a soakaway, however the geotechnical assessment suggests that the London Clay Formation soil is unlikely to be suitable for discharging water to the ground via a soakaway
- 5) The junction with Lower Chase Road and Evelyn Close will effectively become an additional crossroads which is entirely unsuitable on a country lane and very close to one on the B2177
- 6) There is no enforcement of speed limit on Lower Chase Road which is often used as a short cut from Waltham Chase to Swanmore
- 7) The development on an exception site might be considered if it was the only area suitable in Waltham Chase. However there are currently numerous applications for sizeable developments in the village.
- 8) The site has access from the rear of S & S Diesel Services (Design and Access Statement 2.16) and there is concern the route could become permanent.
- 9) The development includes street lamps which are not in keeping with this rural setting
- 10) With the majority of the properties accommodating four or five persons, it is unlikely there will be sufficient parking, with only one allocated place for a two person home and two for a four or five person home. There are five visitor's parking spaces and no additional availability outside the site boundary.
- 11) There are concerns regarding bio-diversity on the site

Case No: 15/01031/FUL Dated: Mon 11 May 2015 Comments by: 8 July 2015

Applicant: Mr M Foster

Proposal: [\(HOUSEHOLDER\) Proposed extension to detached garage and new entrance gates to access drive](#)

Location: Juvenca Lodge Little Bull Lane Waltham Chase Southampton Hampshire SO32 2LT
No comment or objection

Case No: 15/01035/AVC Dated: Mon 11 May Comments by 10 June – extended to 01 July 2015

Applicant: Greene King

Proposal: [2No. Double sided signs with applied vinyl displays. Signs fixed to existing posts And 2No. double sided post mounted correx signs. \(RETROSPECTIVE\)](#)

Location: The Black Dog Winchester Road Waltham Chase Southampton Hampshire SO32 2LX
Shedfield Parish Council do not wish to object to this application in principal but would request permission is granted for only one double sided sign at each end of the site

Shedfield Parish Council

(Incorporating the villages of Shedfield, Shirrell Heath and Waltham Chase)

Case No: 15/01106/OUT Dated: Tue 19 May Comments by: 17 June – extended to 08 July 2015
Applicant: Bargate Homes

Proposal: [Outline application with all matters reserved \(except for access\) for the construction of 81 residential dwellings, landscaping, open space and associated works \(2 separate sites\)](#)

Location: Land North and South Of Forest Road Waltham Chase Hampshire

Shedfield Parish Council wish to comment on this proposal as follows:-

We note that both sites are outside current village boundaries but if current consultation on LPP2 results in the boundary being moved, Shedfield Parish Council will not object to the application on condition that the following features are retained in the detailed application:-

- 1) Maintain provision for Open Space
- 2) The Ecology/Landscape buffer zone (at least 10m wide) should be retained as proposed
- 3) Both Forest Gardens and Forest Close comprise bungalows – the nearest properties should be sympathetic to this
- 4) The Pedestrian Access Route to the end of Beaucroft Road must be retained
- 5) The lighting should be sympathetic to a rural setting
- 6) On approaching from Gravel Hill, the first view of the site on the left should be of mature trees and greenery
- 7) Developers must take account of the additional pressures on local schools
- 8) Highways to be approached to look at improving traffic management at the junctions with Forest Road/New Road/Winchester Road and Gravel Hill
- 9) Consideration be given to preventing the use of Forest Close to by-pass the crossroads
- 10) The area is subject to foul water flooding in wet weather – adequate drainage for the area to be incorporated into the plans

Case No: 15/01201/PNHOU Dated: Mon 01 Jun 2015 - Comments by: 01 July 2015

Applicant: Mr and Mrs S Michaels

Proposal: [Single storey rear extension with bifold doors to side and rear with glazed rooflights](#)

Location: 55 Brooklynn Close Waltham Chase Southampton Hampshire SO32 2RZ

No comment or objection

Case No: 15/01229/FUL Dated 03 Jun 2015 – Comments by: 13 July 2015

Applicant: Paul Hawtin

Proposal: [\(HOUSEHOLDER\) Demolition of existing garage and store; two storey side and rear extension with new roof on existing double garage; new porch](#)

Location: Broad Oak Gravel Hill Shirrell Heath Southampton Hampshire SO32 2JQ

Shedfield Parish Council wish to comment as follows:-

If a section of hedge is removed to form a new entrance, the current entrance should be filled with new hedge to blend in with existing

Shedfield Parish Council

(Incorporating the villages of Shedfield, Shirrell Heath and Waltham Chase)

63/15 Decisions:

Case no: 15/00223/FUL - Mr and Mrs A Mills
Proposal: (HOUSEHOLDER) Proposed Replacement Garage (with storage over) new entrance drive and entrance gates
Location: Dunningwell, Botley Road, Shedfield, Hampshire, SO32 2HL

Objection - Application Permitted

Case no: 15/00401/FUL - Mr and Mrs A + L Smith
Proposal: Change of use of land to a private gypsy and traveller caravan site consisting of 3 no. pitches
Location: Land Adjacent To Gravel Hill Shirrell Heath Hampshire

Objection - Application Refused

Case no: 15/00513/FUL - Mr & Mrs T Gill
Proposal: (RESUBMISSION) Converting and extending existing garage to form new dwelling. New drive, turning head and 6no. new parking spaces
Location: Oak Cottage Little Bull Lane Waltham Chase Southampton Hampshire SO32 2LT


Objection - Application Refused

Case no: 15/00648/FUL - Mr Wallington
Proposal: (HOUSEHOLDER) Single storey front extension with new pitched roof over existing flat roof at front to match new extension roof
Location: Wrenbeck House Bull Lane Waltham Chase Southampton Hampshire SO32 2LS

No comment or objection – Application Permitted

Case No: 15/00724/FUL - Mr Ivor Longstaff
Proposal: (HOUSEHOLDER) Proposed first floor window in side elevation
Location: Ashley House 33 Ashley Gardens Waltham Chase Southampton Hampshire SO32 2NQ

No objection on condition - Application Permitted

Case No: 15/00904/FUL – Mr Eddie Casper
Proposal: (HOUSEHOLDER) Demolition of existing ground floor rear extension and construction of new two storey rear extension. 
Location: 18 Meadow Gardens Waltham Chase Hampshire SO32 2NJ

No comment or objection - Application Refused

64/15 Appeals:-

Case no: 14/01257/FUL- Mr D Kirby – comments by 08 July 2015
Location: Stares Farm Solomons Lane Waltham Chase Southampton SO32 2
Proposal: Erection of 2 no four bedroom dwellings with detached garages following demolition of 4 no existing outbuildings (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) (RESUBMISSION)

No additional comment or objection

Shedfield Parish Council

(Incorporating the villages of Shedfield, Shirrell Heath and Waltham Chase)

65/15 Appeal Decision:-

APP/I.1765/C14/221898 - Five Oaks Farm – Appeal Against

66/15 Enforcements:-

- i) 14/02776/AVC – Signs at Highfield House, Winchester Road
- ii) 14/01846/PNACOU – Barley Mow, Pricketts Hill
- iii) AE Roberts, Gravel Hill

67/15 VOSA

- i) Forest Farm – New Authorisation – 9 vehicles, 2 trailers

68/15 Highways – including bus stops, shelters, hedges and ditches.

- i) Bus shelters at Shedfield Crossroads (replacement) and Waltham Chase Recreation Ground. Shelters to be purchased following agreement of position of the latter
- ii) Councillor Robbie to contact owner of overgrown hedge in Forest Road
- iii) Standard letter to be sent to residents of Church Road regarding trees
- iv) Assistant Clerk to contact Chair of Cemetery and Common Committee regarding trees bordering cemetery

69/15 Review of dates for forthcoming meetings:-

- i) If no new applications received the meeting on 06 July will be cancelled
- ii) An extra meeting will be scheduled for Thursday 17 December
- iii) 17 August and 26 October meetings will be full planning committee, any others will be sub-committee meetings
- iv) 2016 planning meetings will be held on the first Monday of each month at 7.15pm

70/15 Terms of Reference – First half of second sentence of paragraph 1 of the Terms of Reference to be deleted and start at 'Three'.

71/15 Process for consultation with Developers – it was agreed developers could meet with the Planning Committee at the beginning of a planning meeting. After public consultation, update meetings may be held during the hour before a planning meeting.

72/15 Correspondence/ Reports - Assistant clerk to locate and print conditions for Clewer's Lane Development, when available

With no further business to conduct the Chair closed the meeting at 22.00