

CHILBOLTON PARISH COUNCIL'S PLANNING COMMITTEE
Minutes of the meeting held at Chilbolton Village Hall on Monday 20 November 2023 at 18:00

1. **Present** – Cllrs Hudson, Cockram, Ewer, Larcombe (Chair) 8 members of the public
2. **Apologies** – None
3. **Declaration of Interests** – None
4. **To sign as a correct record the minutes of the meeting held on 6 November 2023** – These were agreed and signed as an accurate record of the meeting. Agreed
5. **Matters Arising** –
Planning to discuss land at rear of Lynton Meadow but this superseded by new application
Removal of Test Valley Farm application from NAPC meeting on Thursday 23rd. 22/02668/FULLN

6. **New planning applications:** -
23/02886/CLEN - Application for lawful development certificate for existing use of land as a garden (residential) - Land To The North Of Nettle Cottage , Lynton Meadow – Applicant: Mr Lawton-Bryant – Case Officer: Ms G Wheeler – Comments by 01.12.23
PLANNING COMMITTEE COMMENT/S:
Discussed possible repercussions going forward if land is already in use as a garden. Whether this gives any automatic rights to build. Cllr Larcombe to check this out.

OBJECT Has there been a change of use application.
It was decided that this development of a garden could herald an undesirable situation, whereby many ancillary items could be brought on to the plot, such as sheds and buildings, play equipment, furniture, garden items, machinery & equipment etc. All of the above could be done under permitted development. The owner has chosen to erect an approx. 6' close boarded fence around the property. Property appears to be outside the settlement boundary.

7. **New Tree applications** – NONE

8. **Notification of TVBC decisions to applications received since last meeting:** -
23/02043/FULLN - Single storey rear extension, erect garden building, loft conversion with rear dormers and rooflights to front elevation - Tuxford House, Village Street – **PERMISSION**

23/01902/TREEN - Ash tree - Fell due to showing some signs of ash die back - Garden Cottage 6B Paddock Field – **NO OBJECTION**

23/02274/FULLN - Erection of outbuilding for water storage, solar panels and associated works including retaining wall and landscaping - Middlebarn Farm, Drift Road - **REFUSE**

9. **To discuss and decide on attendee/s and comments to TVBC NAPC re Test Valley Farm application 22/02668/FULLN on 23.11.23** (TVBC to be notified of speaker by 12:00 22.11.23):
Discussed at some length with members of SCO group. Agreed that we have to wait to see the outcome of Test Valley's deliberations before we can make any decisions. It will not be scheduled for a NAPC meeting before January. Everything is supposition at the moment. SCO planning to brief NAPC prior to the next committee hearing. SCO asking Cllr Hudson for updated opinion on traffic issues to include in the briefing paper.

Agreed and signed (Chair)

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10. Open Session/Public Participation –

11. Any other Business –

Awaiting TVBC Decision on: -

22/02668/FULLN AMENDMENT- Demolition of existing building and erection of four residential dwellings with associated landscaping, access and parking [Amended plans received showing additional landscaping, revised positions of buildings, and reduction in height of plots 3 & 4, and updated Highway Technical Note and Tree Protection Plan submitted] - Land Adjacent To, Test Valley Farm, Little Drove Road

23/00439/FULLN - Demolition of an existing garage and erection of a single dwelling and associated works - Land Adjacent King Stone House, Drove Road

23/02040/VARN - Remove condition 15 of 18/02779/FULLN (Demolition of existing dwelling, erection of one replacement four bedroom dwelling (plot 2), one additional three bedroom dwelling (plot 1), and construction of new shared vehicular access) which restricts the dwelling on plot 1 to having no more than three bedrooms - Fenstanton, Coley Lane.

23/02225/FULLN - Land To The West Of Winchester Road Winchester Road Wherwell Hampshire - Solar farm with ancillary infrastructure, security fence, access, and landscaping

23/02520/FULLN and 23/02505/LBWN - Raise height of chimney to 1.8 metres - Chalkdell Cottage, Village Street

23/02624/TREEN - T1 - Sycamore - Fell, T2 - Norway Maple - Lift crown by up to 2m - Bannuts Farm, Village Street

Agreed and signed (Chair)