

## CHILBOLTON PARISH COUNCIL

### PLANNING COMMITTEE MINUTES

Of meeting held at Chilbolton Village Hall on Monday 21 March 2022, 6pm

#### AGENDA

1. **Present** – Cllrs. Bradley, Cockram, Ewer, Larcombe.

The acting chair welcomed Kate Bradley to her first meeting.

Around 23 members of the public were present.

2. **Apologies** – No apologies
3. **Election of Chairman** – Cllr Ewer will continue as Acting Chair for the time being with Kate Bradley as Vice Chair.
4. **Declaration of Interests** – None
5. **Minutes of the meeting held on 7 March 2022** – Agreed and Signed
6. **Matters Arising** – None
7. **New planning applications:** -

It was agreed to handle the Test Valley Farm application first as almost all attendees were present to discuss this application.

**Application 22/00515/FULLN** would also be discussed since the supporting papers were now available.

#### **21/02241/FULLN – Test Valley Farm (TVF)**

Demolish building and erect seven residential dwellings with associated access, landscape, and parking - AMENDED PLANS AND SUPPORTING INFORMATION RECEIVED SHOWING REVISIONS TO THE HOUSING MIX AND THE SITING OF THE PROPOSED DWELLINGS – Case Officer Ms E Jones – Comments by 1/4/22

Most of the persons present had come to object to this application and, in particular, the extension of the Chilbolton settlement boundary to enclose part of TVF without consultation in the village. Some 60 minutes was spent on this issue. Cllr Ewer explained that the change was uncovered during work on the Neighbourhood Plan (NP) and that CPC had subsequently raised a formal objection with TVBC. This led to a formal meeting between PC and TVBC representatives where TVBC tabled formal responses from CPC dated 2013 and 2014 confirming that the amendment to the settlement boundary was agreed by CPC. So far as TVBC were concerned the published local plan including the extended settlement boundary at Chilbolton was final and could only be changed in a future LP.

There were requests to seek legal advice on a potential judicial review regarding the new settlement boundaries, in the hope that this would require TVBC to pause the planning application relating to Test Valley Farm until an outcome was known. In discussion, it was noted that a judicial review would cost a considerable amount of money. Chilbolton Parish Council did not have the funds to seek legal advice or to pay for a judicial review, and therefore it was agreed that should a member of the public wish to understand if a judicial review was appropriate, they would need to seek their own legal counsel.

Cllr Ewer would arrange for information on this matter to be made available to parishioners and investigate whether there is a way to freeze development meanwhile. It was agreed that an FOI request would be sent to TVBC requesting all information relating to the decision to add the parcel of land in question into a new settlement boundary for Test Valley Farm, and for this to be shared at a future meeting.

The meeting then proceeded to discuss the planning application and agreed to **Object Strongly** for the reasons summarised below (which should be read in conjunction with the Planning Committee's previous strong objections)

1 Housing scale and mix. The NP policy HD1 (2) states that the mix of any individual development should only be 1, 2, and 3 bedroom homes.

CNDP makes it very clear evidence and need behind HD1 is to rebalance the housing stock with smaller more affordable (i.e. commercially less expensive) units. None of these 3 beds can be said to be small and inexpensive. They are huge floor area and will be priced at top end i.e. those identified as in need, the young and the old will not have the money to afford. This application is for six 3 bed and one 2 bed homes so **should be refused**.

2 CNDP policy HD3

All the houses are oversized for that location in the village. Wholly out of character with the local area. Huge barn style units are not in keeping with that part of village and do not serve the character of surrounding area as in sub para a) Application should be refused.

3 Design of new development policy HD4

i) there appears to be no screened storage for bins, bicycles etc.

l) there appears to be no provision for electric vehicle charging.

e and f) there is no indication of light pollution will be limited and that there will be no street lights.

4 Access along Little Drove Road.

The whole of Little Drove Road is a country lane and only one lane wide. There will be too much traffic for a narrow country lane crossed by public footpaths and frequented by pedestrians, many children, horses dogs etc.

The proposed 2 off road passing bays will not solve the issue even if they have in fact been approved by Hampshire Highways (for which no evidence has been provided, despite being stated by the applicant's additional documentation). The road is still far too narrow for the increased traffic to be generated by 7 new houses - they provide 24 car spaces and that is without delivery vans, post men, contractors, etc.

The entire length of Little Drove Road and the section of road as far as the entrance to this proposed development should be upgraded to a two lane adopted highway. Anything less than this will be an aggravation for as long as any development exists.

Without a major road upgrade by developer Application should be refused.

5 Potential to convert to 3 or 4 bedroom homes

Several of the houses have very large attic spaces that would be easy to convert to living space. The pitch of the roof for each house suggested is out of keeping with other properties in the area, and run the risk of conversion creating much larger homes by stealth. There should be a condition limiting the houses two three (or two) bedrooms permanently.

6 Turning circles and waste collection

The turning arrangement for waste collection vehicles is predicated on local residents keeping these spaces clear. Given that these will be sited outside of properties 6 and 7, it is highly likely that residents will see these as additional areas for parking and they will be regularly blocked. We see no way that this can be enforced with consequent safety questions. In line with point 4 above, without the development being a two lane highway, any waste vehicles turning into the development or exiting from it will have to force other vehicles to reverse, or they will need to, as there are no points at which the vehicle can move out of the way of private or commercial vehicles needing to access or leave the development.

7 Station Road Turning

The turn from Station Road right into Little Drove Road is inadequate and must be re aligned. The impact of site traffic will have a tremendous negative impact on a highway which is already damaged owing to verge damage, significant tree roots and high kerbsides.

8 Site and construction traffic and impact on existing residents

Local residents are concerned about building traffic and noise during construction and ask how this will be controlled by limiting construction hours etc, ensuring noise is reduced, restricting heavy goods vehicle movements, and protecting existing green spaces (such as verges) that are likely to be disrupted by site traffic. If permission were given – and we in the strongest terms suggest it is not and that we are not supportive of it – we would wish to see planning conditions relating to considerate constructure, limited working hours, maximum noise disturbance and repairs to any affected existing infrastructure.

## 9 Sewerage and Waste Water

Clarity is sought on the proposed sewerage connection and any proposals to enable connection by houses e.g. along Little Drove Road and possible future developments to the South of the Village.

## 10 Arboricultural impact

We remain extremely concerned that, even with the changes proposed by the development, there will be significant and long term impact on the trees within the site. The roots of trees will be significant impacted by constructure, the weight of new homes and infrastructure, and the long term impact of regular vehicle movement. New residents may appreciate the treescape at first but will over the long term start to pursue pruning, cutback and possible removal, citing damage to property or screencover, despite the trees existing a long time before any proposed development. If permission were given – and we in the strongest terms suggest it is not and that we are not supportive of it – we would wish to see planning conditions relating to the protection of these trees for as long as the development exists.

## 11 Commitments to Green Space upkeep and Conservation Management

We are concerned that the developer is making a number of commitments relating to ecology, tree protection, environment and green spaces. We see no plan for how this will specifically be addressed after the development has been completed. How will this development and the wood area be managed in the long term? Who will pay and how? How will the trees be protected and looked after? If permission were given – and we in the strongest terms suggest it is not and that we are not supportive of it – we would wish to see planning conditions relating to the trees and management of the space, given the long term impact of construction and the use of the space by future residents.

The Committee noted that Cllr David Drew as the local Borough Council member had previously indicated his intention to call this planning application in for consideration at the Test Valley North Planning Committee, and the Committee would again make this request of him.

**OBJECT- The committee in the strongest terms OBJECT to this application and recommend that it is REFUSED.**

**22/00218/FULLN - - The Coach House, Coley Lane** - First floor extension, and two storey extension  
Applicant Mr R Franks Maltus – Case Officer Ms G Wheeler – Comments by 1/4/22

The committee recommended this application for Approval

The committee fails to comprehend how an existing home that was converted in about 1950 from former stables, coach house with accommodation above for coachmen and grooms to a family home can even be considered as a non designated heritage asset. This property is not listed anywhere by TVBC as far as we can establish and no TVBC list of non designated assets appears to exist. There are few if any portions of the building that date back to the time when it was a coach house for Test Coombe, and they are hardly heritage assets by any standard.

The application is for a very good looking house that meets modern living standards. It is located in a well established and charming garden. The house now faces West so the proposed alternations are not visible from Coley Lane (South) or the A 3057 (West) and the earlier but not original North facing entrance is preserved. The owners of Test Combe, alleged to be the associated listed property, are fully supportive of the application.

**SUPPORT - The committee recommended this application for Approval**

**22/00588/VARN Freelands** - Vary condition 4 of 20/00384/FULLN (Change of use from residential to a mixed use of residential and retreat and revisions to drainage) - To provide an alternative route to nitrate mitigation Open for comment icon - Freelands, Fullerton Road Wherwell Andover SP11 7JS – Case Officer Ms K Nethersole - Standard Consultation Expiry Date Thursday 24/3/22

**OBJECT - The committee decided to support the Wherwell PC Submission objecting to the new proposal**

**22/00515/FULLN – Darrowby** - Replacement dwelling with link-detached garage, landscaping and associated works Darrowby, Drove Road

This application could not be addressed at the CPC meeting on 7<sup>th</sup> March because the planning documents had not been uploaded.

Darrowby is the mobile home on the land behind Skylarks in Drove Road well outside the Settlement boundary and countryside policies apply.

The proposal is for a 203 sqm single story dwelling to replace an existing dwelling plus a garage building of some 72 sq. m.

We do not understand how the applicant was encouraged to submit a formal planning application at the pre app stage unless the planning officer assumed that the new dwelling would replace Skylarks, the existing dwelling on the property.

The national and local countryside policy is that there should be no new development in the countryside and that any replacement dwelling should be not more than 50% larger than the existing.

The property, called herein Darrowby, that is proposed for replacement is a permanent mobile home of some 40 sq.m. whilst the proposed dwelling will be 203 sq.m plus an attached garage block of about 72 sq.m.

There is no given justification for the need for such additional dwelling.

This application is contrary to LP COM 11 a,b,c and COM 12 as well as 5.129 because the size will be much higher than 50%; including the garage the size will increase by approximately 700%.

**OBJECT - This application should never have passed the pre ap stage and should be refused unless Skylarks is demolished.**

**8. New Tree applications – NONE**

**9. Notification of TVBC decisions to applications received since last meeting: -**

22/00114/TREEN - Crown lift Copper Beech and Weeping Willow by 5.2 metres clearance above highway and 3 metres above garden - The Rectory, Village Street – NO OBJECTION

**10. Update report for Valley Field Park – no further updates**

**11. Open Session/Public Participation – was taken at the beginning of item 7**

**12. Any other Business –**

Awaiting TVBC Decision on: -

18/03203/FULLN - Construction of detached chalet bungalow and parking - Land Adjacent 12 Branksome Close Chilbolton Stockbridge Hampshire SO20 6AQ (NB: Two amendments have been received)

21/02689/FULLN (21/02528/VARN) – Pineroft, Station Road - Variation of condition 2 of approved application

21/01273/FULLN (Demolition of dwelling, garage and erection of replacement dwelling with landscaping improvements and associated works) - to allow the inclusion of a garage and minor alterations to the dwelling

21/02689/FULLN - Demolition of dwelling and garage, and erection of replacement dwelling, garage, landscaping improvements and associated works (amended scheme) – Pineroft, Station Road

22/00058/FULLN - Single storey side extension - The Hollies, Station Road

21/03659/FULLN - Erection of leisure building - Freelands Fullerton Road Wherwell SP11 7 JS – Applicant Mr M

Beer 22/00250/FULLN - Conversion from bungalow to a chalet, replacing and raising roof to create living space in the roofspace - Orchard Cottage, Village Street

21/03650/FULLN - Garage conversion, single storey ground floor rear and side extensions, single storey first floor extension, external works to exterior and erection of detached garage - Brandreth, Station Road

22/00529/TREEN - T1 - Beech - Reduce the lateral limbs by 2-3m on the NE sector to clear the property roof. To raise the canopy to 3m above ground level - Northwood House, Winchester Street

**Tony Ewer**  
**Acting Chair**