

**You are hereby summoned to attend  
CHILBOLTON PARISH COUNCIL'S PLANNING COMMITTEE  
Meeting to be held at Chilbolton Village Hall on  
Monday 26 September 2022 at 6 – 6.30pm**

**AGENDA**

1. Present –
2. Apologies –
3. Declaration of Interests –
  
4. To sign as a correct record the minutes of the meeting held on 5 September 2022 –
  
5. Matters Arising –
  
6. New planning applications: -
  - 22/02241/FULLN** - Removal of rear conservatory, front porch, and oil tank, single storey rear and front extension, first floor extension and new roofing - Oakwood , Winchester Street – Applicant Mr P Cashin – Case Officer Miss Ash James – comments by 30/9/22
  
  - 22/02282/FULLN** - Erection of detached garage, landscaping, entrance gates and associated works - Pinecroft , Station Road - Applicant; Mr G Foster – Case Officer: Miss A James – Comments by 30/9/22
  
  - 22/02270/AGNN** - Application to determine if prior approval is required for proposed tracks - Land Adjacent Middlebarn Farm, Manor Farm, Drift Road - Applicant: Mr Jonathan Bury – Case Officer: Ms G Wheeler – Comments by 15/9/22 (Determination deadline 30/9/22)
  
7. New Tree applications –
  - 22/02304/TREEN** - Conifer x 2 – Fell - Abbots Mead, Village Street – Applicant: Mr M Larcombe – Case Officer: Mr R Gogan - comments by 27/9/22
  
  - 22/02365/TREEN** - T1 - Yew - Reduce height by up to 3m, rebalance crown by up to 3m, T2 - Sycamore - Fell Copyhold Cottage, Village Street – Applicant: Mr Mark Strong – Case Officer Mr R Gogan – Comments by: 4/10/22
  
8. Notification of TVBC decisions to applications received since last meeting: -
  - 22/01600/FULLN** - Side and front extension with porch and wood-burner flue - Winston, Village Street - **PERMISSION**
  
  - 22/01822/FULLN** - Demolish barns and replace with dwelling, garaging, landscaping and associated works Middlebarn Farm, Drift Road - **REFUSE**
  
01. The site area for this application is larger than that previously approved. It has not been demonstrated that the incorporation of this additional land within the proposed development is essential to be located within the countryside. As such it is contrary to Policy COM2 of the Test Valley Borough Revised Local Plan 2016, and the Chilbolton Village Design Statement 2003.
  
02. The erection of the new dwelling involves greater disturbance to the site than the previously approved barn conversion, and also a larger site area. Section 4.19 of the Preliminary Ecological Appraisal recommends that further surveys be carried out to determine the presence or absence of reptiles. The current status of reptiles on site and the current stage of the translocation exercise is unknown. It is therefore not possible to conclude that there would be no harm or disturbance to protected species as a result of the proposed development. The proposals are therefore contrary to Policy E5 of the Test Valley Borough Revised Local Plan 2016, Objective LE03 of the Chilbolton Neighbourhood Development Plan 2021 and the Conservation of Habitats and Species Regulations 2017.
  
03. Insufficient information has been provided with the application to demonstrate that the proposal can achieve nutrient neutrality. As such, it cannot be concluded that the proposal will not result in a likely harmful significant effect

on the internationally designated nature conservation sites in the Solent, in accordance with the requirements of the Conservation of Habitats and Species Regulations and as advised within guidance from Natural England. As such, the proposal fails to comply with Policy E5 of the Test Valley Borough Revised Local Plan 2016 and Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

04. The application site is located within groundwater protection zone 2, and part of the site is at medium risk of surface water flooding. There is also an existing borehole on site. The proposed method of processing foul sewage for the site has not yet been determined. There is not enough information to conclude that the sewage disposal at the site would be adequate for the dwelling and would not contaminate the groundwater within the site and the surrounding area. The proposals are therefore not in accordance with Policies E7 and E8 of the Test Valley Borough Revised Local Plan 2016.

05. It has not been demonstrated that a refuse vehicle could safely and conveniently access the site to collect waste and recycling. The layout of the site does not therefore improve the function of the area, and does not respect the constrained nature of the local context by providing sufficient turning space on site for refuse vehicles. With the current scheme, a refuse vehicle would need to turn round on the landscaped area within the site, which would not improve the quality of the site, and would not support the maintenance of an attractive development, due to damage to the landscaping. The proposals are therefore contrary to Policy E1 of the Test Valley Borough Revised Local Plan 2016.

**9. To discuss and decide on any comment to the TVBC Draft Statement of Community Involvement - Public Consultation ([5922 60](#))**

**10. Update report for Valley Field Park –**

**11. Open Session/Public Participation –**

**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)

21/02241/FULLN - Demolish building and erect seven residential dwellings with associated access, landscape, and parking - Test Valley Farm, Little Drove Road - AMENDED PLANS AND SUPPORTING INFORMATION RECEIVED SHOWING REVISIONS TO THE HOUSING MIX AND THE SITING OF THE PROPOSED DWELLINGS

22/01375/AGNN - Application for prior notification of agricultural development for access tracks - Land Surrounding Middlebarn Farm Drift Road – PRIOR APPROVAL NEEDED

22/01600/FULLN - Side and front extension with porch and wood-burner flue - Winston, Village Street

22/01689/FULLN and 22/01690/LBWN - Replacement of two pedestrian gates with one sliding gate to improve access to the grounds, outbuildings and rear of the property - St Michaels Cottage, Village Street

22/02132/FULLN - Single storey extension to the south side - Lochearn , Paddock Field

Mandy Denyer (Clerk)