

CHILBOLTON PARISH COUNCIL PLANNING COMMITTEE

Meeting held at Chilbolton Village Hall on Monday September 26th at 6 – 6.30pm (Delayed for September 19th due to period of mourning for The Queen)

MINUTES

1. **Present:** Cllrs, Ewer, Bradley, Cockram, Larcombe (Chair). Members of the public: Colin Raffals, Carole ? Marlene Taylor and one other member of the public.
2. **Apologies:** Mr J Hudson
3. **Declarations of Interest:** Cllr Larcombe Ref: Under item 7 22/02304/TREEN
4. **To sign as a correct record the minutes of the meeting held on 5 September 2022:** These were agreed and signed as an accurate record.
5. **Matters Arising:**
6. **New planning applications:**

22/02282/FULLN Letter of support sent for Pinecroft, new garage design , following owners agreement with Cllrs Larcombe and Ewer at site meeting.

22/02270/AGNN Letter of No Comment to be sent following interim letter sent due to the period of mourning for The queen.

Cllr Larcombe reported that she had had a further conversation with the enforcement officer in relation to Fenstanton. The officer has confirmed that both the Traffic Management Plan and the Tree Preservation Plan are both now in place and he has signed both off. As far as traffic management is concerned it is stated that they will be parking on site. Cllr Larcombe forwarded the suggestion that the West Down Public Car Park could be used. The demolition has been completed and the site cleared. Cllr Cockram reported that excavation work had begun this week. It was agreed that if any further issues the PC would contact the enforcement officer again.

22/02241/FULLN Oakwood Cllr Larcombe reported that she had spoken to both the owner and the architect regarding the concerns about the black windows. During the conversation the owner volunteered the fact that it will be a weekend home and that his partner was already living in the village. The committee raised various other concerns to be included in the committee's letter of objection.

7. New Tree Applications:

22/02304/TREEN Cllr Larcombe registered a declaration of interest and Cllr Bradley will respond.

22/02365/TREEN It was confirmed by Cllr Bradley that the trees in question were not subject to TPO's as was thought possible initially. The committee will support the application and suggest that a suitable 'narrow columnar' tree could be planted on the site. (Cherry Amanogawa).

Agreed and Signed (Planning Chair)

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. **Valley Field Park** - still no decision

Agreed and Signed (Planning Chair)

11. Open Session -

Discussion surrounding the date for both 12 Branksome Close and Test Valley Farm to be called to committee, is now confirmed for Thursday October 6th at 5.30 pm. The case officers reports are now both on the respective sites.

Marlene Taylor from Barrimont would like to speak at the meeting but is asking for help due to poor eye site. She has already asked Cllr Drew for assistance and he has agreed. It would be anticipated that he will read a report from her. Cllr Larcombe requested that Mrs Taylor prepare her statement and forward it to her so that she can make sure it is sent to the right people. (The planning officer is recommending support for the plan).

It was agreed that there would be 3 people speaking regarding Test Valley Farm. Carole ? for local residents, Fiona Barrie for the village and Cllr Ewer for the planning committee. Cllr Drew will not be speaking as he has declared an interest. (The planning officer is recommending refusal).

Cllr Larcombe agreed to contact the parish clerk to request that she makes the applications to Test Valley for the speakers, although Colin Raffals said that he had already made an application.

It was asked by Colin Raffals as to whether or not we were going to request a site meeting for Test Valley Farm.

It was agreed that an informal Strategy meeting should be held before the committee hearing.

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

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

Agreed and Signed (Planning Chair)