

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

1. **Present** – Cllrs Tony Ewer, Geoff Cockram and Julian Hudson
Members of Public: Andrew Kent; Amanda and Mark Strong
2. **Apologies** – Sue Larcombe
3. **Declaration of Interests** – None
4. **To sign as a correct record the minutes of the meeting held on 6 February 2023** – These were agreed and signed as an accurate record of the meeting.
Agreed to sign.

5. **Matters Arising** –

Fenstanton CIL response received – money incoming, payment by 14th May 2023.

CPC have asked repeatedly for building floor areas to be published on each planning application.

6. **New planning applications:** -

23/00560/VARN - Vary conditions 2, 3 and 7 of 22/02662/FULLN (Demolition of existing barns and replacement with a dwelling (Use Class C3), garaging, landscaping and associated works) to allow for the inclusion of a swimming pool and rewording of conditions to account for tree protection plan and material statement Middlebarn Farm, Drift Road – Applicant: Mr And Mrs Stratton – Case Officer: G Wheeler – Comments by: 22/3/23

Planning Committee Comment: Repeat request for overall floor areas of development. RE: CIL

No objection to this proposal or the other Middlebarn Farm application submitted since this agenda was published, but we should add a note regarding CIL liability checking.

7. **New Tree applications** – NONE

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

18/02779/FULLN - Fenstanton, Coley Lane (**18/02779/NMA1**) - Move bi-fold doors on plot 1 from side elevation to rear elevation - Amendment to planning permission - **REFUSE**

01. The proposals as presented are considered to constitute a material change to the development permitted under application 18/02779/FULLN, and as such are not acceptable for approval as non-material amendments and a revised planning application

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 – **PERMISSION**

23/00137/LBWN - Replace garage with garden room, store and garage with storage above, relocate oil tank and sewage plant, alterations to drive and surrounding fencing - Old Inn Cottage, Joys Lane (Common) – **WITHDRAWN**

9. To discuss and decide on a response, if necessary, to the Consultation on Hampshire County Council's new draft Guidance on Planning Obligations and Infrastructure Requirements – closes 31-3-23 ([6323 13](#)).

Planning Committee Comment/s:

Read and have no comment regarding the contents of this guidance. However, how does one address the infrastructure needs supplied by other authorities such as electricity, water and sewerage? These are not considered.

Agreed and Signed (Chair)

10. Open Session/Public Participation –

Winston – Mr Long described as outdoor covered shelter with chimney. Very substantial structure with approximate area of 34sqm and height appears to be up to 5m – or at least 4m.

Tiled roof; dug into bank and so enclosed to back and front. Outside kitchen in practice with chimney for full size open fireplace.

Chimney comes to just above neighbour’s fence.

Seating for approximately 20 people - garden entertaining and hospitality area.

Very little garden left to the rear.

Issue with extent of parking to enable enjoyment of the hospitality.

Less than 1.6m from neighbouring boundary.

Trees within falling distance of the structure.

Overdevelopment.

Permanent structure. Unneighbourly.

Smoke issues to health.

If it was a standard gas fired barbecue things might be different.

TE – CPC minded to object. Matters of scale and location within the site. Effect on setting of conservation area and listed buildings. We want it removed – inappropriate development. Submitted drawings are deeply substandard.

Amanda and Mark Strong - Copyhold. RE: Land adj King Stone House

Discussion:

- 1) Site is within the Conservation Area
- 2) No windows overlooking Copyhold but drop of circa 4m between the two sites.
- 3) Double blockwork wall, rendered on Copyhold side.
- 4) Appears to be no engineering consideration of the forces on the existing retaining wall.
- 5) Scale, massing and proportion.
- 6) Smoke from chimney – prevailing wind – into Copyhold garden.
- 7) Affects setting.

11. Any other Business – NONE

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)

22/02662/FULLN - Demolition of existing barns and replacement with a dwelling (Use Class C3), garaging, landscaping and associated works - Middlebarn Farm , Drift Road – Applicant: Mr and Mrs Stratton – Case Officer: Ms G Wheeler – Comments by 7/11/22

22/02668/FULLN - Demolition of existing building and erection of four residential dwellings with associated landscaping, access and parking – Test Valley Farm , Little Drove Road – Applicant: Mr C Rees – Case Officer: Miss E Jones – Comments by 18/11/22

23/00136/FULLN - Replace garage with garden room, store and garage with storage above, relocate oil tank and sewage plant, alterations to drive and surrounding fencing - Old Inn Cottage, Joys Lane (Common)

23/00224/FULLN – Erection of 3 light industrial units (Class E(g)) - Stonefield Park, Martins Lane

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

23/00456/FULLN & 23/00457/LBWN - External alterations consisting of replacement of doors and windows to utility room, and window to downstairs bedroom, replacement of polycarbonate roof to rear lobby with roof lantern, rebuild chimney stack, remove potting shed and replacement with conservatory - Chalkdell House

Agreed and Signed (Chair)