

BRAISHFIELD PARISH COUNCIL PLANNING COMMITTEE

Minutes of Meeting of Braishfield Parish Council
held at Braishfield Village Hall
on 6th February 2018, 7:05 p.m. until 8:05 p.m.

DRAFT, TO BE AGREED IN NEXT MEETING

Present

Members of Braishfield Parish Council

Chairman of the Parish Council Mike Edwards
Councillor Jane Bennett
Councillor Carole Renvoize
Councillor Mark Swinstead
Councillor Peter White

Others

Clerk / RFO to Braishfield Parish Council, Kate Orange
7 Members of the public (for part of the Meeting)
Test Valley Borough Councillor Martin Hatley

Apologies

1. Chairman of the Planning Committee, Councillor Richard Brazier, gave apologies. He was unable to attend due to a family commitment.

Disclosure of personal and financial interests

2. No Councillor declared any personal or financial interests pertaining to business on the agenda for the Meeting.

Comments on planning application 18/00114/FULLS and 18/00115/LBWS

3. Planning application 18/00114/FULLS, and application for consent for works to a listed building 18/00115/LBWS.

Several members of the Council and the Clerk visited the site with the architect for the project, in order to understand the site and the context of the proposed works.

The architect for the project, Iain Exley, presented a slide-show to the Council and members of the public in attendance. He explained that Paynes Hay Farm is an early 18th century farmhouse with extensive and various extensions of low quality, without coherent style. The whole building is in a poor state of repair. Fiona's wish to strip away the extensions and build a wing for day-to-day living whilst repairing and conserving the original building. Overall this will result in a very slight increase in the floor area. The new extension will be set in reduced ground levels to minimise its apparent "massing". The original stair tower will be re-exposed, once old extensions are removed. Roof ridge heights will be lower than on the original building. The existing extension to the side of the front elevation will be retained but altered to reduce the visual impact. It is proposed to reinstate original window openings where necessary to stabilise the structural integrity of the building.

4. For planning application 18/00114/FULLS, Paynes Hay Farm, Paynes Hay Road Braishfield, it was proposed that the following comment should be made to the Planning Authority, Test Valley Borough Council:

“Support”

RESOLVED

5. For application for consent to works to a listed building 18/00115/LBWS, Paynes Hay Farm, Paynes Hay Road Braishfield, it was proposed that the following comment should be made to the Planning Authority, Test Valley Borough Council:

“No objection”

RESOLVED

Comment on Notification 18/00200/TREES

6. For Notification Relating To Trees In A Conservation Area 18/00200/TREES, Tree works as detailed in the tree survey, The Newport Newport Lane Braishfield SO51 0PL, it was proposed that the following comment should be made to the Planning Authority, Test Valley Borough Council:

“No objection”

RESOLVED

Comment on Notification 18/00223/TREES

7. For Notification Relating To Trees In A Conservation Area 18/00223/TREES, T1 Yew - Reduce by 1m T2 Ash - Reduce to 4m T3 Hawthorn - Reduce to 3m T4 Hazel - Reduce to 3m, 7 Newport Lane Braishfield, Romsey Hampshire SO51 0PL, it was proposed that the following comment should be made to the Planning Authority, Test Valley Borough Council:

“No objection”

RESOLVED

Comment on planning application 18/00113/FuLLS

8. Planning application 18/00113/FULLS was considered.

Some Members of the Council had visited the site in order to understand the scope of the proposed development in context. The work has already been completed, but the Council is required to comment as if the project had not been built.

The Clerk confirmed that where a proposed development is within the scope of permitted development rules, whether a householder obtains a Certificate of Lawful Development is optional. In this case a Certificate of Lawful Development was not obtained.

The Council identified the following matters of concern:

- The ridge height of extension is too high and above the height of the ridge on the original house. It has a step in it, which appears odd.
- The extension is rendered, which does not match the brick finish of the original house.

- Drainage work is not complete and currently the downpipe (at the junction of the original building and extension) discharges onto the ground.

9. *For planning application 18001 13, Retrospective application - Two storey and single storey rear extension to provide additional living accommodation with bedroom over, 16 Hill View Road, Braishfield, SO51 0PP, it was proposed that the following comment should be made to the Planning Authority, Test Valley Borough Council*

“Objection”, with the reasons as noted in Minute 8 above.

RESOLVED

Comments on planning application 18/00056/FULLS

10. Planning application 18/00056/FULLS was considered.

Some Members of the Council had visited the site in order to understand the scope of the proposed development in context.

The Council noted that whilst the extension was generally in keeping with the style of the building, the style of the fenestration is different to other windows, on the front elevation in particular. It was also strange that the windows of the existing toilet are to be retained and will become internal windows.

11. *For planning application 18/00056/FULLS, Single storey side extension, The Wheatsheaf, Braishfield Road, Braishfield SO51 0QE, it was proposed to make the following comment to the Planning Authority, Test Valley Borough Council*

“Objection”, with the following reasons:

- *The style of the windows, especially on the front elevation, results in an inharmonious appearance. Sashes would have matched the existing windows. This building is in the conservation area.*
- *Internal windows to WCS are inappropriate.*

RESOLVED

Matters for subsequent meetings

12. The review of the Village Design Statement will be covered in a subsequent meeting.

Next meeting

13. The date of the next meeting will be set depending on planning applications requiring comment. It is likely to take place on the 6th March 2018 (the date of the next Meeting of the Parish Council).