

BRAISHFIELD PARISH COUNCIL
Minutes of Meeting of Braishfield Parish Council
held at Braishfield Village Hall
on Tuesday 7 February 2017, 7:00pm to 8:35 pm

Present

Members of Braishfield Parish Council

Chairman John Bevan
Cllr Jane Bennett
Cllr Richard Brazier
Cllr Carole Renvoize
Cllr Peter White

Others

Clerk/RFO to Braishfield Parish Council Kate
Orange
4 members of the public

Apologies

979. Cllr Carole Renvoize sent her apologies as she was unable to attend due to family commitments.

Disclosure of Personal and Financial Interests

980. No councillor declared any personal or financial interests pertaining to the business of the meeting.

Minutes of Previous Meeting

981. The Minutes of the Meeting of 17/7/17 were agreed and signed by the Chairman.

Public Participation

982. A resident commented on two Planning Applications.
Planning Application 16/03224/FULLS: the elevations do not correspond to the floor plans; the height of the proposed building is 10m, and the existing building is shorter and on lower ground, so the new building will stand much higher than the existing one; the proposed building will be visible from the footpath; the materials of the proposed building is not in keeping with the existing house.
Planning Application 17/00145/FULLS: she is sympathetic to the wish to provide accommodation, but dislikes the design and does not think it is in keeping with the area; there is already a problem with parking at the Dog and Crook, and this development will worsen it.
983. The applicant for Planning Application 17/00145/FULLS stated that pre-planning consultation had taken place and they had been advised to make the building look more like the existing pub.
984. A resident stated that, in relation to the planning applications under consideration at the meeting, he would like to see through-views maintained and countryside protected.
985. Chairman John Bevan noted that the Parish Council considers Planning Applications against the requirements of the Braishfield Village Design Statement (VDS) and Local Plan. The village Settlement Boundary is shown on a map in the Local Plan. Proposals for development within the Settlement Boundary will be given planning consent by Test Valley Borough Council, subject to fulfilling various criteria regarding sustainability and design etc.

To Decide Comments on Planning Applications

17/00133/CLPS Timber garden room at 12 Hill View Road:

986. The Council considered Planning Application 17/00133/CLPS. With a “CLPS” the comment of the Parish Council is restricted to facts as to the lawfulness of the development.

It was proposed to comment “No Objection” to Planning Application 17/00133/CLPS.

RESOLVED

17/00190/FULLS Detached garage, Newport Inn

987. The Council considered Planning Application 17/00190/FULLS. They have received no adverse comments from neighbours. Vice Chairman Edwards noted that the proposal would be allowed under permitted development rights, had the house and garage been already existing.

It was proposed to comment “Support” to Planning Application 17/00190/FULLS.

RESOLVED

17/00145/FULLS Accommodation at Dog and Crook.

988. The Council discussed the following points on Planning Application 17/00145/FULLS.
- The provision of accommodation for holidays/bed & breakfast would be beneficial for employment and tourism in the parish.
 - Cllr Brazier noted that the Council does not have the benefit of details of pre-application advice given by Test Valley Borough Council, or of comments from most other consultees.
 - The report from the Highways department was unfavourable, due to there being only one parking space per two accommodation units. There is already a shortage of parking on the site, and cars also park at the roadside, sometimes on the footpath. This tends to be at lunchtime.
 - The appearance of the building is out of place in the setting. The elevation facing the road is a blank wall; the one facing the car-park containing three car-ports is incongruous with no equivalent in the area.
 - The volume and scale of the building is out of proportion in relation to neighbouring buildings. It is larger than necessary because of the inclusion of car-parking within the building.
 - Inclusion of car-parking within the building means that had to be located at the edge of the car-park.
 - There were other design solutions available, which may have had fewer negative aspects.
 - The loss of the garden will affect the character of the pub, and may reduce the business.
 - Although through-views are protected by the VDS, this site is within the settlement boundary.

It was proposed to comment “Objection” to Planning Application 17/00145/FULLS, for the following reasons: insufficient car-parking; the design of the building not in accordance with the VDS; the loss of the garden will be to the detriment of the pub, and may affect its business; but noting that the Parish Council supports the principle of accommodation being provided.

RESOLVED

16/03224/FULLS New dwelling Chalk Pit Cottage

989. The Council considered Planning Application 16/03224/FULLS. They considered whether the development should be allowed in principle, and whether the design was in accordance with the VDS. The following points were discussed.
- The applicant would like to build the house for their daughter and her family; but it was noted that this is not a reason that has any bearing on the planning application. The site is located outside the settlement boundary. This is against policies in the Local Plan, as there is no reason for constructing a new dwelling in the countryside. The new building will be prominent in the landscape, due to its size and height, exacerbated by the height of the site, on high ground above the adjacent Chalk Pit Cottage.
- The new dwelling would be accessed from a shared driveway, which could lead to disputes later when the houses are in different ownership. Other homes in the vicinity have their own driveways.
- The design of the proposed dwelling is unlike any other in the area. It is very tall, with steep and varying roof pitches. The combination of materials has no precedent in the area. The scale of the building is not proportionate to the neighbouring Chalk Pit Cottage.
- It was proposed to comment "Objection" to Planning Application 16/03224/FULLS for the following reasons:*
956. *To the principle of constructing a new dwelling in the countryside, outside the settlement boundary, when there is a 5 year land supply in the borough. There is no reason to construct a new dwelling in the countryside. The location is unsustainable in terms of distance from facilities and centres of employment to the South.*
957. *To the location of the new building, which would be visible from various locations, counter to the VDS which aims to protect views; is back-land development / infill and counter to the VDS.*
958. *To the location of the driveway, shared with Chalk Pit Cottage, rather than directly off the road as is the arrangement with neighbouring properties.*
959. *To the design of the new building which is totally different to Chalk Pit Cottage and unlike any building in the vicinity in terms of scale, materials, height and design features, and not in accordance with the VDS.*

RESOLVED

Date of Next Meeting

990. The next Meeting will be on Tuesday 7th March 2017.