

BRAISHFIELD PARISH COUNCIL PLANNING COMMITTEE

Minutes of Meeting of Braishfield Parish Council
held at Braishfield Village Hall
on 4th June 2018, 7:05 p.m. until 7:55 p.m.

DRAFT, SUBJECT TO APPROVAL IN NEXT MEETING

Present

Members of Braishfield Parish Council

Committee Chairman: Cllr Richard
Brazier

Committee Vice-chairman (Parish
Council Chairman) Jane Bennett

Parish Council Vice-chairman Mike
Edwards

Cllr Ian Knights

Cllr Carole Renvoize

Cllr Mark Swinstead

Cllr Peter White

Others

Clerk to Braishfield Parish Council:
Kate Orange

Apologies

14. There were no apologies

Declarations of Personal and Pecuniary Interests

15. No Councillor declared personal or pecuniary interests in any business for the Meeting.

Minutes of the Last Meeting

16. The Committee agreed the accuracy of the Meeting of the Planning Committee held on 6/2/2018, and a copy was signed by the Chairman.

Comment on Notification of Treeworks 18/01298/TREES

17. For Notification of Treeworks 18/01298/TREES (Elderberry (T1) – Fell, Meadow View Newport Lane Braishfield SO51 0PL), it was proposed to comment “No objection”.

RESOLVED

Comment on 18/01211/LBWS

18. For 18/01211/LBWS (Removal of asbestos involving removal of lath and plaster, and reinstatement like for like, Paynes Hay Farm Paynes Hay Road Braishfield SO51 0PS), it was proposed to comment “No objection”

RESOLVED

Comment on 18/01207/FULLS

19. For 18/01207/FULLS (Demolition of an ancillary cottage and twentieth century stables and erection of a new cottage with part reuse of an existing twentieth century dairy, Paynes Hay Farm Paynes Hay Road Braishfield SO51 0PS) it was proposed to comment “No objection”, and to submit the following observation:

“It was not clear to the Council what material was indicated by the cross-hatching on the proposed dwelling”.

RESOLVED

Comment on 18/01208/LBWS

20. For 18/01208/LBWS (Demolition of an ancillary cottage and twentieth century stables and

erection of a new cottage with part reuse of an existing twentieth century dairy, Paynes Hay Farm Paynes Hay Road Braishfield SO51 0PS) it was proposed to comment “No objection”, and to submit the following observation:

“It was not clear to the Council what material was indicated by the cross-hatching on the proposed dwelling”.

RESOLVED

Comment on 18/01106/FULLS

21. For 18/01106/FULLS (Demolition of mid-20th Century rear extensions and C20th chimney, reinstatement of weatherboarding, extension to provide kitchen, snug and boot room with additional bedroom and bathroom accommodation over, extend roof to form veranda, erection of chimney, loft conversion including provision of dormer windows, construction of sunken garden, Paynes Hay Farm Paynes Hay Road Braishfield SO51 0PS) it was proposed to comment “Support”.

RESOLVED

Comment on 18/01208/LBWS

22. For 18/01208/LBWS (Demolition of mid-20th Century rear extensions and C20th chimney, reinstatement of weatherboarding, extension to provide kitchen, snug and boot room with additional bedroom and bathroom accommodation over, extend roof to form veranda, erection of chimney, loft conversion including provision of dormer windows, construction of sunken garden, Paynes Hay Farm Paynes Hay Road Braishfield SO51 0PS) it was proposed to comment “Support”.

RESOLVED

Report on Neighbourhood Planning Workshop

23. Chairman of the Parish Council, Jane Bennett attended a seminar on Neighbourhood Planning during May, and has emailed copies of the presentation to Members of the Council. The following salient points arose:
- The needs of local people should be considered when drawing up supplementary planning documents (e.g. a neighbourhood plan).
 - When the Council or Planning Committee is approached by a developer prior to submission of a planning application, there is good practice guidance: any meetings which take place with the Council/Committee should be publicised, with published agendas; and minutes kept, published and accepted by the Council/Committee. The Clerk noted that the Council may listen to developers, and ask questions for clarification, but it cannot comment on proposals: comments should be made formally once an application has been submitted [to the planning authority]. The Clerk noted that if the Committee wishes to receive such presentations from developers, the Committee’s Terms of Reference must be reviewed and amended.
 - Neighbourhood Plans were discussed in detail, including the pros and cons, a comparison with other forms of supplementary planning guidance, and whether development is more likely to take place where a Neighbourhood Plan exists.

VDS Working Party

24. Representatives of Test Valley Borough Council briefed Members of the Parish Council last year, on the various forms of supplementary Planning documents which can be put in place for the parish. The Parish has an existing Village Design Statement (VDS), which was written several years ago and the Council needs to consider its adequacy.
25. *It was proposed that a Working Party be established (VDS Working Party) to review the existing VDS, and recommend to the Planning Committee whether the VDS remains relevant, or needs revision or re-drafting.*

RESOLVED

26. The Terms of Reference for the VDS Working Party have been drafted, but are awaiting the names of the members. The working party will review the existing VDS, and report to the Committee as to whether the VDS requires revision/re-drafting. The working party will also consider whether a Parish Plan would be suitable for the community, in addition to the VDS. Depending on the findings, the working party will be given further direction as to how to proceed. Consideration will be given by the Council as to whether a Neighbourhood Plan is appropriate, once the working party has reported.
27. The Committee considered the membership of the VDS Working Party. It is envisaged that it will comprise councillors and community members. Parish Council Chairman Jane Bennett noted that participation of local people is to be sought, and is best encouraged by inviting people to be part of the decision making process. The Committee will ask Rosie Groves whether she is willing to join the VDS Working Party, as she was part of the team which worked on the current VDS. Councillors will consider which other members of the community may wish to join. The Committee will advertise for people with both the suitable skills and the time required to carry out the role. Parish Council Vice Chairman Mike Edwards is willing to join.

Next meeting

28. The next meeting will be an extraordinary meeting, depending on the date of planning applications requiring comment. This is likely to take place on 7th August 2018, as there is a meeting of the full council in July.