

BRAISHFIELD PARISH COUNCIL PLANNING COMMITTEE

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

Present

Members of Braishfield Parish Council

Chairman of the Parish Council Jane Bennett
Councillor Mike Edwards
Councillor Ian Knights
Councillor Carole Renvoize
Councillor Peter White

Others

Clerk / RFO to Braishfield Parish Council, Kate
Orange
2 Members of the public (for part of the
Meeting)

Apologies

14. Apologies were received from Cllr Richard Brazier, who had a family commitment; and Cllr Mark Swinstead who had a work commitment.

Interests

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

Accuracy of the Minutes of the last Meeting

16. The Committee agreed the accuracy of the Minutes of the Meeting held on 5 June 2018 and a copy was signed by the Chairman.

Public participation

17. A resident had brought to the Meeting a copy of the Land Registry document for land at 1 Hill View Road. The land has some restrictions as to use: sale of alcohol is prohibited. The Clerk advised that he could contact Test Valley Borough Council for details of a planning application which was refused permission in the mid 1990s.

Comment on planning application 18/0169/FULLS

18. The Committee considered planning application 18/0169/FULLS
Some Members of the Council visited the site with the applicant Tim Meyrick on 7 August 2018 prior to the Meeting, in order to understand the proposal in context and in accordance with the Committee's Code of Conduct.

Under a previous application for an equestrian manager's dwelling (16/00152/FULLS), the Parish Council objected on the grounds that the farmhouse had been sold within the last 5 years; that use should be restricted to an agricultural workers dwelling; and that a developer's contribution should be made to offset the increased burden on the village hall and highways infrastructure resulting from the construction of a new dwelling. Test Valley Borough Council's reasons for refusing planning permission were that the business was not yet established; mitigation measures in connection

with the proximity to the New Forest were not in place; and it was contrary to COMM15.

It was noted that more than 5 years have now elapsed since the farmhouse was sold.

The applicant, Tim Meyrick, advised that the decision of whether the business is established is made by a consultant, and they have determined that the business is established.

The Committee had no objections to the appearance of the proposed building.

The Committee understands that the planning authority was aware of the proposals for the equine facility prior to the application being made. The building itself already has approval: this application is for the use of part of the proposed building as a manager's dwelling.

There was discussion about whether the Council's objections on the grounds of agricultural restriction and developer's contributions under application 16/00152/FULLS, which still stand, should be formal 'objection' or could be made as comments under 'no objection'. The Clerk advised that she understood that comments accompanying 'no objection' would not necessarily be taken into account, whereas those accompanying an 'objection' must be considered by Test Valley Borough Council.

Comment on planning application 18/01689/FULLS

19. *It was proposed to comment on planning application 18/01689/FULLS (erection of equestrian manager's dwelling, Land at Pucknall Farm) as follows:*

OBJECTION, with the following reasons:

The Council supports the project in principle and liked the part of the building which has already been constructed. We understand that the proposed part of the building will be of the same form of construction. We do not object to the construction of a dwelling but have the following expectations:

The dwelling should be subject to a restriction so that it is only occupied by an equestrian worker;

The creation of a new dwelling will increase pressure on local services and highway infrastructure. The council requests that a developer's contribution is made towards additional facilities in the village hall and improvements to highways infrastructure.

RESOLVED

Comment on planning application 18/01690/FULLS

20. *It was proposed to comment on planning application 18/01690/FULLS (Change of use of land to equestrian, creation of parking area and open sided gazebo, Land at Pucknall Farm) as follows:*

NO COMMENT

RESOLVED

Comment on planning application 18/01856/FULLS

21. *It was proposed to comment on planning application 18/01856/FULLS (single storey extension, new gable window and new rooflights in existing roof space, Greenacres, Eldon Road) as follows:*

NO OBJECTION

RESOLVED

Comment on planning application 18/01856/FULLS

22. *It was proposed to comment on tree notification 18/01816/TREEN (G1 Thuja - fell all trees in group, overhanging the school T1 maple - reduce over hanging branches by 1-2m to limit overhang and shading, Braishfield football fields) as follows:*

SUPPORT

RESOLVED

Comment on planning application 18/01856/FULLS

23. *It was proposed to comment on planning application 18/01720/FULLS (Proposed new level access side door and ramped access to front and rear garden, Blackthorn House, Blackthorne Close) as follows:*

SUPPORT

RESOLVED

Comment on planning application 18/01856/FULLS

24. *It was proposed to comment on planning application 18/01705/FULLS (Demolition of mid-20th century rear extensions ... extension ... loft conversion etc, Paynes Hay Farm) as follows:*

NO OBJECTION

RESOLVED

Comment on planning application 18/01856/FULLS

25. *It was proposed to comment on planning application 18/01706/LBWS (Demolition of mid-20th century rear extensions ... extension ... loft conversion etc, Paynes Hay Farm) as follows:*

NO OBJECTION

RESOLVED

Next Meeting

26. The date of the next Meeting is to be confirmed, depending on the requirement to comment on applications; but is provisionally 2/10/2018