

SHEDFIELD PARISH COUNCIL

(Incorporating the villages of Shedfield, Shirrell Heath and Waltham Chase)

MINUTES OF THE PLANNING COMMITTEE MEETING 7.30 P.M. MONDAY 26 OCTOBER 2015 AT SHEDFIELD PAVILION

Present

Parish Councillors: Margaret Jones, Chair, Tony Cailles, Alan Cox (LPP2 part only) and Stuart Jones

Nigel Green, WCC Strategic Planning (6.30 p.m. – 7.20 p.m. only)

Clerk: Mandy Cooksley

Members of public: 4

Nigel Green, Strategic Planning, Winchester City Council, gave an update on the Local Plan Part 2, Waltham Chase Chapter.

Following discussions with Nigel Green it was suggested that a meeting be scheduled with the Community Infrastructure (CIL) Officer of Winchester City Council and the County Council/County Councillor to ascertain how the CIL money is to be distributed and spent. It was felt that this should be with the Full Council rather than just Planning and Highway and this proposal will be put to the next Full Council meeting. **Action: Clerk**

76/15 Apologies for absence – Jess Bond, Jim Coleman, Marie Robbie, Linda Gemmell.

77/15 Declarations of Interest – None.

78/15 Minutes of the Planning Committee meeting held 28 September 2015 were agreed and signed.

79/15 Public Participation

Planning Application 15/02104/FUL – Proposed new dwelling, Fairview, Black Horse Lane, Shedfield, Southampton SO32 2HT.

Neighbours reported that this application was not online as a 'sensitive' planning application; WCC therefore agreed to extend the deadline. Whilst sympathetic with the illness of the applicant, neighbours expressed concern that approval of the build would set a precedent, the building would impact on the rural spaces left and would have a negative impact on the hedgerows. The building would dominate, neighbours would lose natural light and be affected by artificial light and noise and thus the overall enjoyment of their property would diminish. They wish to see Black Horse Lane remain as it is, for the community. Drainage was also a concern.

80/15 Response to public participation – see Case 15/02104/FUL below.

81/15 - New Applications - Parish Council decisions/comments in **bold**.

Case No: 15/01106/OUT

Proposal: [Outline application with all matters reserved \(except for access\) for the construction of 81 residential dwellings, landscaping, open space and associated works \(2 separate sites\)](#)

Location: Land North and South of Forest Road, Waltham Chase, Hampshire


Permitted by Committee.

Shedfield Parish Office, Upper Church Road, Shedfield, Southampton, Hampshire SO32 2JB

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
Case No: 15/02104/FUL– comments by 22 October 2015 extended to 28 October 2015
Applicant: Mr Gamblin
Proposal: [Proposed new dwelling](#) 
Location: Fairview, Black Horse Lane, Shedfield, Southampton, Hampshire SO32 2HT


Shedfield Parish Council objects to this proposal on the following grounds:-


Whilst we have every sympathy we cannot find any justification for a separate dwelling on site when there is already a property that could be adapted.

Black Horse Lane has large properties and infilling would set a precedent. It would also not be in keeping with the street scene and because of raised ground it could have an adverse effect on the neighbouring property, as well as being in close proximity.

An adjacent site at Stares Farm has consistently been refused Planning Permission on the basis that it requests additional housing with no justification.

Case No: 15/02132/TPO – comments by 26 October 2015
Applicant: Mr Stephen Cole
Proposal: [1 no. Corsican Pine Removal of lowest primary limb to abate foreseeable nuisance with building. Prune selective primary limbs to south west over building to reduce crown weight](#) 
Location: Little Hall Court, Botley Road, Shedfield, Southampton, Hampshire SO32 2HL
No comments.

Case No: 15/02265/FUL – comments by 30 October 2015
Applicant: Mrs Sarah Towlson
Proposal: [\(HOUSEHOLDER\) Two storey side extension](#) 
Location: Church View, Turkey Island, Shedfield, Southampton, Hampshire
**Shedfield Parish Council objects to the proposal on the following grounds:
Over development of the site leaving insufficient distance between the proposed development and the site boundary.**

Case No: 15/02269/FUL – comments by 04 November 2015
Applicant: Mr Wayne Comer
Proposal: [Change of use for 10m concrete slab to storage B8 \(RETROSPECTIVE\) \(RESUBMISSION\)](#) 
Location: Forest Farm, Winchester Road, Waltham Chase, Southampton, Hampshire SO32 2LL
**Shedfield Parish Council objects to the proposal on the following grounds:
We believe this application may have been withdrawn. However, Shedfield Parish Council would object to the proposal on the following grounds:**

There is insufficient information on the application to determine the proposed use; whilst B8 is for storage, this is a sensitive site on the edge of the village.

The concrete hard-standing has an adverse effect on natural drainage in an area known to be at risk of flooding.

There is a risk of pollutants flowing off the hard-standing and contaminating the water course.

The site use is being intensified without permission.

Case No: 15/02318/FUL – comments by 17 November 2015
Applicant:
Proposal: [\(HOUSEHOLDER\) Proposed cladding and render to external elevations and re-tile roofs of existing house and garage at Waltham House](#)
Location: Waltham House Curdrige Lane Waltham Chase Southampton Hampshire SO32 2LQ
Shedfield Parish Council objects to the proposal on the following grounds:
Waltham House is an imposing house on the extremity of the village and the proposal is not in keeping with the rural character of neighbouring properties in the vicinity and in this lane.

Case No: 15/02317/FUL – comments by 10 November 2015
Applicant: Mr M Cawte
Proposal: [\(HOUSEHOLDER\) Garage conversion to habitable rooms. Pitched roof to garage. Extension to kitchen. Grey weatherboarding to ext of proposed conversion.](#)
Location: Abingdon, High Street, Shirrell Heath, Southampton, Hampshire SO32 2LQ
Comment: No objections.

Case No: 15/02327/AVC – comments by 11 November 2015
Applicant: Green King
Proposal: [2No Double sided signs with applied vinyl displays. Signs fixed to existing posts. Sign A Existing Lights Remain. Sign B non-illuminated \(RETROSPECTIVE\) \(RESUBMISSION\)](#)
Location: The Black Dog Winchester Road Waltham Chase Southampton Hampshire SO32 2LX
Comment: No comments or objections.

82/15 Decisions:

Case No: 15/01638/FUL
Proposal: [\(HOUSEHOLDER\) Single storey rear extension and internal alterations in place of existing conservatory.](#)
Location: Nex Dor, High Street ,Shirrell Heath, Southampton, Hampshire SO32 2JN
No comment - Application Permitted

Case No: 15/01716/FUL
Proposal: [Retention of concrete apron \(RETROSPECTIVE\)](#)
Location: Forest Farm, Winchester Road, Waltham Chase, Southampton, Hampshire SO32 2LL
Objection – Application Withdrawn

Case No: 15/01742/FUL
Proposal: [\(HOUSEHOLDER\) Single-storey rear extension and new front driveway/vehicle crossing](#)
Location: Croftness Villa, Winchester Road, Waltham Chase, Hampshire SO32 2NA
No comment - Application Permitted

Case No: 15/01749/FUL
Proposal: [\(HOUSEHOLDER\) Demolition of existing detached garage/storage to rear of property and erection of detached car port to front of property; erection of single storey extension to rear of property: roof extension above part of new extension: extension of front porch](#)
Location: The Covert, Black Horse Lane, Shedfield, Southampton, Hampshire SO32 2HT
No comment – Application Permitted

Case No: 15/01779/FUL- FUL
Proposal: [\(HOUSEHOLDER\) Ground floor side extension and new roof with rooms within.](#)
Location: Nestledown, Curdridge Lane, Waltham Chase, Hampshire SO32 2LD
Objection – Application Withdrawn

Case No: 15/01841/FUL
Proposal: [Demolition of existing stabling and extension to existing building over menage at Shedfield Nursery and Equestrian centre](#)
Location: Shedfield Nursery and Equestrian, Botley Road, Shedfield, Hampshire SO32 2HN
No comment – Application Permitted

83/15 Enforcements

- i. October cases were reviewed.
- ii. Gravel Hill site. Clerk to request an update from Enforcements.
POST MEETING NOTE (from Enforcement 27 October 2015) - An Enforcement Notice has been served on the land. The Notice requires the cessation of the use of the land for residential purposes, the removal of static caravans and touring caravans as well as the removal of fencing, the taking up of scalplings, gravel, the removal of the cesspit and all domestic paraphernalia from the land. The date for compliance is February 2016, although this may be subject to change if an appeal is logged against the notice (which to date has not happened).

84/15 Highways – including bus stops, shelters, hedges and ditches

- i. Bus Stops and Shelters. The Planning & Projects Officer to invite Adam Craig, Hampshire County Council, to meet with members of the Planning Committee to discuss further.
Action: Planning & Projects Officer
- ii. B2177 Speed Limit. The Planning & Projects Officer emailed HCC on 15 October 2015 to confirm that Shedfield Parish Council support the measures to reduce the speed limit to 40mph between the Mill House and the junction with Lower Chase Road/Clewers Lane.

85/15 Waltham Chase Boundary Sign

The new sign has been ordered; the decision on where to locate the sign will be discussed on receipt.

86/15 Budgets

It was agreed that discussion on budgets would be delayed to the next meeting, 23 November 2015.

With no further business to conduct the Chair closed the meeting at 2115