

# WPC PLANNING MEETING MINUTES

Wellow Village Hall: 06 February 2012. 6.45 - 7.30pm

Present: Mrs Angela Ratcliffe (AR)(elected Chair), Mrs Tish Cochrane (TC), Mr Mike Derrick (elected Vice-Chair) (MD), Mr Guy Gibson (GB).

Attending: Mr Ray Noble (RN), Mrs Lesley Weldon (LW) (Clerk)(Minutes)

Apologies: Mr Ashley Browning (AB)

Cc: (for information only): Mr Gordon Bailey, Dr Peter Chandler, Mrs Frances Feeney, Mr Tony Gentle, Mrs Julie Jacobs, Mr Jamie King, Mr Roy Perry, Mr Phil Stenner.

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## MINUTES

1 **APPOINTMENT OF CHAIRMAN**  
Following the resignation of Mr Ashley Browning as Chairman, Members thanked Ashley for his contribution.

2 **Resolved:** Mrs Angela Ratcliffe appointed as Chairman

3 **APPOINTMENT OF VICE-CHAIRMAN**

4 **Resolved:** Mr Mike Derrick appointed as Vice-Chairman

5 **APOLOGIES**

Mr Ashley Browning

6 **DECLARATIONS OF INTEREST**

None

7 **PLANNING MATTERS**

a. New applications:

**RESOLVED** that comments be made on applications as indicated below:

LW

### Application NFNP

### Site and details

### WPC View

11/97060/FULL

**Block C, Chatmohr Business Park, Crawley Hill, West Wellow**

No  
Objection\*

Change of use from B1 - office use, to Class D1 - crèche, day nursery or day centre

*Provided meets with Highway approval and parking. Subject to revised plans for overall site.*

### TVBC

11/02795/AGNS

**Kings Farm, Foxes Lane, West Wellow**

No  
Comment

Erection of agricultural steel frame shed. Erection of single span polythene tunnel, semi-circle profile with large doors both ends

11/02805/FULLS

**Kings Farm, Foxes Lane, West Wellow**

Objection\*

Retrospective application to retain the use of mobile home as temp. agriculture dwelling inc. office accommodation.

*\*Residents and Councillors voiced concern about increase in agricultural activity, water pollution and visual impact. To be relevant to PPS7 the stock would need to be birthing on site. Does not seem the case. Several of the photos submitted are the applicant's main business site in Marchwood.*

11/02806/FULLS

**Little Shootash Farm, Frenches Lane, Shootash**

Objection\*

Erection of acoustic fencing

*\*out of keeping with countryside*

11/02811/FULLS

**Springbank, Maurys Lane, West Wellow**

No  
Objection

Replacement detached dormer bungalow

11/02879/FULLS	<b>Sun Cottage, Buttons Lane, West Wellow</b> Conversion of garage building to accommodation. Proposed car port and storage building, incl. extn. To drive and turning area. <i>*The car port is a substantial new building that will change the character of the existing property</i>	Objection*
12/00070/FULLS	<b>Land to the South of Hallswood, Gardeners Lane, East Wellow</b> Change of use of land to single showman's plot. (resubmission of application no. 10/02137/FULLS) <i>*brief summary - a). Expansion of site; b) 2 existing plots not used; c) Parking advertised; d) Loss of trees and habitat; e) devaluation of adjacent properties; f)designated TPO (TVBC 926 Halls Copse).</i>	Objection*
11/02570/FULLS	<b>Crossmead, Buttons Lane, West Wellow</b> Proposed bay window and open porch with lean roof changes to side entrance to ground floor	No objection

**Trees**

12/00139/TPOS	<b>Oak House, Gazing Lane, West Wellow</b> T1 - Oak - crown reduce by up to 2m & crown clean. T2 - Oak - crown reduce by up to 1.5m	No objection
12/00140/TPOS	<b>The Acorns, Maurys Lane, West Wellow.</b> T1 & T2 - Oak - crown raise over road, and reduce T2 by 30%. A1 - Ash - reduce crown by 30%. A2 - Ash - slight crown reduction	No objection

**b. Decisions:**

<u>Site and details</u>	<u>Decision</u>	<u>Decision Date/WPC View</u>
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**NFNP**

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**TVBC**

11/02473/FULLS	<b>Embley Forge, Embley Lane, East Wellow</b> Part retrospective application for two storey side extn to form bedroom with ensuite and balcony, music room, bathroom and entrance hall - amended scheme to planning permission 11/00615/FULLS	Permission Subject to conditions and notes	23.12.2011 No objection
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*The application below was reported at Council Chamber, Council Offices, Duttons Rd., Romsey on 10.01.2012*

11/02044/FULLS	<b>Coopers Clump, Shelley Lane, Ower</b> Resubmission of app. 10/02405/FULLS for conversion & change of use of outbuilding to provide ancillary accomm. to dwelling	*Refuse	12.01.2012
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*\*1. The proposed conversion of the existing garage would contain all of the facilities required for independent living and is capable of severance from the existing dwelling. It is considered that there is insufficient evidence to support the claim that the unit would be occupied by a dependant relative or for person or persons available to provide care for the applicants, nor would it be used to provide accommodation for domestic household staff as would be expected with any annexe, and is the very nature of an annexe so that the planning unit remains as one unit. The proposal as shown, without a functional link to the main dwelling would be an independent unit of accommodation, tantamount to the provision of a dwelling within the countryside where there is a general policy of restraint for such development. The proposal is therefore contrary to policy SET03, SET09 and SET13 of the Test Valley Borough Local Plan 2006.*

(Coopers Clump notes continued)

2. The proposed conversion, by virtue of its size as an addition to the existing accommodation available for the existing dwelling, is considered to be unusually large in relation to the agricultural needs of the unit and is not commensurate with any functional requirement of the enterprise. As such, the proposed development is considered to be contrary to PPS7 - Sustainable Development in Rural Areas and Test Valley Borough Local Plan 2006 policies SET03 and ESN07.

	<u>Site and details</u>	<u>Decision</u>	<u>Decision Date/WPC View</u>
<u>Trees</u>			
11/02854/TPOS	Spinney House, Little Wood, West Wellow Fell 1 Oak and crown lift 2 Oak	Consent Subject to conditions & notes	20.01.2012 No objection