

WPC PLANNING AND GENERAL PURPOSES COMMITTEE

Wellow Village Hall – 2 November 2009 6.45 – 7.40pm

Present: Mr Browning (Chairman) (AB), Mrs Perry (VP), Mrs Ratcliffe (AR), Mrs Simpson (WS), Mrs Goodall (KG)
Attending: Locum Clerk (CM), Gordon Bailey (GB) and Mr Gentle (AG)
Apologies:

ACTION

1 **DECLARATIONS OF INTEREST:** None declared.

2 PLANNING MATTERS

a) New applications:

RESOLVED that comments be made on applications as indicated below:

CM

<u>Application</u>	<u>Site and details</u>	<u>WPC view</u>
<u>NFNP</u> -		
<u>TVBC</u>		
09/01867/FULLS	Windy Ridge, Crawley Hill, West Wellow Erection of detached annex associated with main dwelling to provide gym and home office on ground floor and ancillary living accommodation on the first floor	Objection Insufficient information supplied and unwarranted backland development
09/01885/FULLS	Oak Tree Farm, Foxes Lane, West Wellow Erection of agricultural barn for storage of hay and straw	Objection Not sustainable. Ask to be put On committee
09/01956/CLES	The Barn At Shorts Farm, Scallows Lane Certificate of Lawful Existing Use for non-compliance with condition number 3 on planning permission TVS.715 in relation to the use of the building for B2 Use	No objection
09/01957/CLES	Strawberry Cottage, Shorts Farm, Scallows Lane Certificate of Lawful Existing Use for use of a building known as Strawberry Cottage as a single dwellinghouse	Objection Do these require CoU?
09/01960/CLES	Woods Cottage Shorts Farm, Scallows Lane Certificate of Lawful Existing Use for use of a building known as Wood Cottage as a single dwellinghouse	Objection Do these require CoU?
09/01963/CLES	6 And 7 Shorts Farm, Scallows Lane, West Wellow Certificate of Lawful Existing Use for use of buildings and land for the repairs and sales of farm agricultural machinery (B2 Use)	No Objection
Note: Locum Clerk to ask TVBC to look at caravan on site.		CM
09/01693/VARS	Bullfield Farm, Gardeners Lane, East Wellow Variation of condition 3 on planning permission TVS.4821/6 to extend the permitted occupancy of the dwelling to include equine use	No Objection
09/01837/LBWS	Old Slabs Cottage, 11 Old Cottage Close, West Wellow Remove walls in extension to create kitchen, add walls in existing kitchen area to create bathroom and utility area, insert two new windows to rear/north elevation and convert window to new door in side/west elevation	No Objection
09/01879/FULLS Amended Tree info	Homelands, Maurys Lane, West Wellow Demolition of front conservatory, replace with single storey front extension, single storey side extensions, raising of roof for loft conversion and erection of replacement garage with associated works	No Objection
<u>Trees</u>		
09/01945/TPOS	7 Elmdale Grove, East Wellow Fell one Pine and remove stump. Prune eight Oak trees and three Pines. Prune twelve trees on the western boundary of property	No Objection to the felling of the Pine. Objection to crown thinning

S198/09/0302	Holly Acres, Canada Common Road, West Wellow Remove Dead Stem	For Information only no comments req'd	
09/02117/TPOS	Yosemite, Little Wood, West Wellow Pollard one Goat Willow		No objection
b) Decisions received:			
<u>NFNP</u>			
09/94332/FULL	Halloween, Canada Common Road Replacement dwelling and garage; Demolition of existing bungalow; Access alterations	Grant st conds	Object
<u>TVBC</u>			
09/01441/LBWS	The Old Cottage, Buttons Lane Replacement conservatory	Consent st conds & notes	Support
09/01628/FULLS	Stonecutters, Scallows Lane Replacement garden shed	Permission st conds & notes	Support
09/01379/FULLS	Unit C2 And Unit C3 Mill Farm, Woodington Road Retrospective application for part change of use of Unit C - Unit C2 to Use Class sui-generis motor vehicle sales and Unit C3 to Use Class B2 car repairs, erection of cycle store	Permission st conds & notes	Object
09/01394/FULLS	Embley Coign, Embley Lane Single storey extension to provide dining area, erection of pergola	Permission st conds & notes	No objection
09/01396/LBWS	Embley Coign, Embley Lane Interior alterations to form first floor bathroom and ground floor utility area and erection of single storey extension to provide dining area, erection of pergola	Consent st conds & notes	No objection
09/01497/FULLS	Woodside, Embley Lane Construction of new garage with art studio over and provision of new gates	Permission st conds & notes	Object
09/01543/FULLS	7 Elmdale Grove, East Wellow Second storey on existing rear extension	Permission st conds & notes	Support
09/01579/FULLS	Frenches Farm, Frenches Lane, East Wellow Retrospective application to cover extension and link between garage and former stable building, partial conversion of garage and change of use into office accommodation and associated works	Permission st conds & notes	Support
09/01658/FULLS	Garwin House, Romsey Road, East Wellow Erection of car port to rear of existing detached double garage	Permission st conds & notes	Support
09/01558/FULLS	Seven Acres, Frenches Lane, East Wellow Erection of 5 bay timber stables and tractor store with feed and hay storage above	Permission st conds & notes	Objection Height & scale – impact on landscape
09/00812/FULLS	Oakhurst, Lower Common Road Erection of two storey side and rear extension and erection of garage with alteration to front access	Refuse*	No Obj to ext Obj to garage

*1. The proposed garage and necessary access driveway would, by virtue of their location and alignment threaten the retention of an Oak tree protected by a Tree Preservation Order directly as a result of damage and disturbance to the tree's root system. The proposal is therefore contrary to Test Valley Borough Local Plan policy DES08. 2. The proposed garage would, by virtue of its siting be overly prominent within the street scene which would detract from the appearance of the surrounding area, and therefore would be detrimental to the visual amenities of the area. As such the proposal is contrary to Test Valley Borough Local Plan policies DES02, DES05, DES07 and DES10.

3. The proposed garage and necessary access driveway would, by virtue of its position and layout, have a detrimental impact upon the safety of highway users. As such the proposal is contrary to Test Valley Borough Local Plan policies TRA05 and TRA09.

Fell two Douglas Fir and one Cypress. Prune one Oak tree.

3 TEST VALLEY BOROUGH COUNCIL STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2009 DRAFT FOR CONSULTATION.

4 OTHER BUSINESS

The Locum Clerk.

AB

Public participation at this meeting: 10 in connection with planning application 94432/09 Glen Cairn neighbour; 1 in connection with planning application 09/01879/FULLS Homelands and 1 in connection with the roadside verge outside the school. The road is being eroded away where cars are parking on the verges, the edge is now dangerous for cyclists. Something is needed to deter the parking such as dragon's teeth and also white lines to aid parking. AG to take to TVBC. **AG**