

## WPC PLANNING MEETING

Wellow Village Hall: 6 December 2010 6.45 - 7.30pm

Committee Room

Present: Mr Browning (AB) (Chairman), Mrs Perry (VP), Mrs Ratcliffe (AR), & Mrs Simpson (WS)

Attending: Locum Clerk (CM), Mr Bailey (GB) and Mr Gentle (AG)

Apologies: Mrs Goodall (KG)

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		<b><u>ACTION</u></b>
1	<b>APOLOGIES</b> as above.	
2	<b>DECLARATIONS OF INTEREST:</b> None declared.	
3	<b>PLANNING MATTERS</b>	
	<b>a. New applications:</b>	
	<b>RESOLVED</b> that comments be made on applications as indicated below:	CM
<u>Application</u>	<u>Site and details</u>	<u>WPC view</u>
NFNP		
95691	<b>Holly Acres, Canada Common, West Wellow</b> Retention of wall at reduced level	<b>Recommend Permission</b>
EN/07/0303	<b>Land at the Rockingham Arms, Canada Road</b> Alleged Breach: Without planning permission the erection of decking and associated railings on the land affected	<b>Noted</b>
95875/10	<b>Blackhill Farm, Blackhill Road, East Wellow</b> Two storey rear extension	<b>Recommend Permission</b>
TVBC		
10/02645/FULLS	<b>The Old Police House, Lower Common Road</b> Double garage to front of property and altered position of vehicular access	<b>No Objection</b>
10/02700/FULLS	<b>Plot 1 Forest Edge Park, Gardeners Lane</b> Retrospective application for the removal of section of earth bund between Forest Edge Park and Hallswood <i>*Contrary to Planning Inspector's appeal decision</i>	<b>Objection*</b>
10/02661/FULLS	<b>Land Adjacent To Jasmine Cottage, Salisbury Road, West Wellow</b> Erection of a single detached 3 bedroom house <i>*Overdevelopment of plot, visual effect on road frontage &amp; Highway safety grounds</i>	<b>Objection*</b>
10/02750/FULLS	<b>Dunwood House, Dunwood Hill, East Wellow</b> Replacement dwelling with detached garage – amended scheme to p/p 09/01802/FULLS to include rooflights <i>*Privacy issues for neighbour</i>	<b>Objection*</b>
&		
10/02748/FULLS	Replacement dwelling with detached garage – amended scheme to p/p 09/01802/FULLS to add conservatory	<b>No Objection</b>
10/02654/FULLS	<b>Larch Cottage, Gardeners Lane</b> Replacement dwelling and associated parking (revised scheme p/p08/02459/FULLS 8/12/2008)	<b>Objection*</b>

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*\*Inappropriate for a rural location (flat roof). Contrary to Village Design Statement*

10/02758/FULLS **Bottom Lane Farm, Bottom Lane, West Wellow** **Objection\***  
 Retrospective application for addition of basement room below kitchen/dining to rear of dwelling  
*\*Overdevelopment of site- more than 50% of the original footprint*

NFDC

96261 The Old Brickyard, Salisbury Road, East Wellow **Objection\***  
 Change of use to scaffold yard & retention scaffold racking unit including stairs; increased height of scaffold racking unit; installation of security lighting; retention of gantry  
 Copythorne *\*On Highway Safety Grounds. Also, the lighting will have a detrimental effect on the neighbouring property (Wellow VDS 2010 - Security Lighting should be positioned so as not to cause a nuisance). Also, the environmental effect on the National Park adjacent*

Trees

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**b. Decisions:**

<u>NFNP</u>		<u>Decision</u>	<u>WPC View</u>
10/95616/FULL	<b>4 Plantation Road, West Wellow</b> Two storey extension; two porch canopies	Grant st Conditions	Recommend Permission
10/95795/NMA	<b>Ivy Cottage, Canada Road, West Wellow</b> Two storey and first floor rear extension (application for a non material amendment or PP 95429)	Raise No Objection	Recommend Permission
10/95551/FULL	<b>Louville, Blackhill Road, East Wellow</b> Entrance gates, pillars and walling (Removal of existing gate and pillars)	Refuse	N/A
95777/10	<b>The Pines, Canada Road, West Wellow</b> Replacement Dwelling (demolition of existing bungalow)	Withdrawn	Objection
<u>TVBC</u> 10/01391/EXTS	<b>Roselands, Crawley Hill, West Wellow</b> Renewal of planning permission 07/02382/FULLS for erection of replacement dwelling with double garage	PERMISSION St conds & notes	No Objection
10/01945/AGDS	<b>Woodington Farm, Woodington Road, East Wellow</b> Agricultural details for upgrade of track at Smidmore	APPROVAL St conds & notes	Support
10/02157/FULLS	<b>12 Brookfields, West Wellow</b> Single storey rear extension	PERMISSION St conds & notes	Support
10/02405/FULLS	<b>Coopers Clump, Shelley Lane, Ower</b> Conversion, alteration and change of use of outbuilding to provide additional accommodation ancillary to dwelling	Withdrawn	No Comment

10/02280/FULLS	<b>Ferndale, Whinwhistle Road, East Wellow</b> Change of use of existing double garage into 2 bedrooms and bathroom, erection of porch and entrance hall with new roofs over, extension of existing dormer window, internal alterations and new staircase	PERMISSION St conds & notes	Support
10/00809/FULLS	<b>6 Rowden Close, West Wellow</b> Retrospective application for replacement fence to rear boundary *The boundary fence, by virtue of its prominence when viewed from the highway, forms an incongruous feature in the street scene that detracts from the character and appearance of the surrounding area to the detriment of visual amenities. Additional planting to reduce the visual impact of the fence cannot be provided within the application site on the roadside side of the fence. The proposal is therefore contrary to policies DES01, DES02, DES05 and DES07 of the Test Valley Borough Local Plan 2006	REFUSE*	No Objection
10/02362/FULLS	<b>Tierce, Frenches Lane, East Wellow</b> Two-storey extension, enlarged ground floor bay window, alterations to fenestration, replacement cladding - amended scheme to planning permission 09/00922/FULLS	PERMISSION St conds & notes	No Objection
10/02406/FULLS	<b>Trotwood School Road West Wellow</b> Replacement of garage door with wall and window - application in accordance with condition no. 3 of planning permission TVS.08071	PERMISSION St conds & notes	Support
<u>Trees</u>			
10/02349/TPOS	<b>1 Sand Close, West Wellow</b> T1 Oak - thin and reduce crown by 20% and deadwood	CONSENT St conds & notes	No Objection

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**OTHER BUSINESS:**

**a. NFNP Core Strategy & Development Management Policies**

**Main Changes:** Noted – replacement dwellings only allowed up to same footprint as existing. Multi house developments must be 50% low cost / Housing Association.

**b. TVBC Core Strategy Key Issues Informal Consultation:**

GB to speak to Test Valley Planning Enforcement regarding the caravans behind the shops.

No comment  
GB

AG to chase Test Valley Planning Enforcement regarding mobile home at the rear of Maytrees off School Road.

AG

**c. TVBC Enforcement Appeals:**

**Wellow Wood Paddock, Wellow Wood Road –**

*Without permission the change of use of the land to a mixed use for agriculture, the stationing on the land of a double portacabin used for residential purposes and the storage of a touring caravan.*

*Without permission the formation of a vehicular access onto classified road and the creation of hardstanding on the land.*

**Public participation at this meeting:** 2 in connection with Plot 1 Forest Edge Park, Gardeners Lane 1 oppose 1 in favour, also a letter of objection received regarding this application.