

WPC PLANNING MEETING

Wellow Village Hall: 9 August 2010 7.00 - 8.30pm

Committee Room

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

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

Apologies: Mrs Goodall (KG).

ACTION

1	APOLOGIES as above.	
2	DECLARATIONS OF INTEREST : VP declared a personal interest in St Margaret's Church Husband Warden; AR & AG both declared a personal interest in Roselands, Crawley Hill – AR as she lives on Crawley Hill and AG as he lives closeby.	
3	PLANNING MATTERS a. New applications: RESOLVED that comments be made on applications as indicated below:	CM WPC view
<u>Application</u> <u>NFNP</u> 95406/10	3 Plantation Road, West Wellow Two storey rear and single storey side extension *Windows infringing on privacy of neighbours	Recommend Refusal*
95286/10	Corner Cottage, Monkeys Jump, West Wellow Replacement dwelling; garage complex *Not in keeping with surrounding properties	Recommend Refusal*
95427/10	Glen Cairn, Canada Road, West Wellow Replacement dwelling with basement and conservatory; detached garage; garden store *Over development of plot, out of scale, inappropriate outbuildings – continuity of design – garden store over-engineered for a garden shed.	Recommend Refusal*
<u>TVBC</u> 10/01506/AGNS	Woodington Farm, Woodington Road, East Wellow Agricultural notification for upgrade of track at Smidmore	Prior Notification Required
10/01391/EXTS	Roselands, Crawley Hill, West Wellow Renewal of planning permission 07/02382/FULLS for erection of replacement dwelling with double garage	No Objection
10/01527/FULLS	7 Elmdale Grove, East Wellow Second storey on existing rear extension - amended scheme to planning permission 09/01543/FULLS	No Objection
10/01397/FULLS	St Margaret's Church, Hackleys Lane, East Wellow Change of use of part of land north west of St Margaret's Church for use as car parking for church *Object to a hard surface, a plastic mesh would be more appropriate for its use and location	Support Principle
10/01557/FULLS	Wellow Manor Stud, Hackleys Lane, East Wellow Conversion/renovation of redundant farm buildings into residential use with associated works. Minor alterations to approval 09/00491/FULLS (mainly revised internal layouts and corresponding alterations to fenestration). *Substantial change to original application – change of use from business to residential	Objection*

10/01635/FULLS	5 Stour Close, West Wellow Creation of front entrance porch to existing front elevation		Support
10/01672/FULLS	5 Sand Close, West Wellow Replacement of single storey side extension		Support
10/01677/CLPS	Brackendene, Whinwhistle Road, East Wellow Certificate of Lawful Proposed Development for tennis court with fencing to rear of property *Does require planning permission as is a change of use of the land		Objection*
10/01494/FULLS 10/01495/LBWS	Hatches Farm, Foxes Lane, West Wellow Renovation and rebuilding sections and extension of derelict farm building and conversion to guest accommodation and home office and workroom		Support
10/01702/FULLS	1 Forest Edge Park, Gardeners Lane, East Wellow Retrospective application for erection of fence *Laurel hedge to be retained for visual amenity.		No Objection*
<u>Trees</u> 10/01521/TPOS	Yaffles, Romsey Road, East Wellow Oak - remove limb leaning towards house, fell 1 Oak		No Objection
10/01633/TPOS	2 Elmdale Grove, East Wellow T1 - Oak - remove two lowest north-west facing limbs		No Objection
b. Decisions:			
<u>NFNP</u> 95182/10	Holly Acres, Canada Common Road, W Wellow Decking, Steps and wall alongside swimming pool	<u>Decision</u> Refuse	<u>WPC View</u> Recommend Permission
<u>TVBC</u> 10/00961/FULLS	Nightingale Hill , Gardeners Lane Replacement dwelling (demolish existing) and triple garage	Permission st conds & notes	No Objection
09/02695/FULLS	Land East Of Steplake Cottage, Wellow Wood Road Use of land as 2no private gypsy plots It is not considered that there is a demonstrable need for the proposed development in the countryside, which is likely to result in a detrimental impact on nearby visual amenities, as well as the environmental and landscape character of the area. The development is therefore considered to be contrary to Test Valley Borough Local Plan policies SET03, ESN13 and DES01	Refuse*	Objection
10/01356/FULLS	Russet House, Hamdown Crescent, East Wellow Demolition of existing house and garage and erection of replacement house and garage	Permission st conds & notes	Objection

10/01012/FULLS	2 Great War Cottages, Danes Road, Shootash First floor extension	Permission st conds & notes	No Objection
10/01153/FULLS	Foresters, Whinwhistle Road Rear single storey extension to form sun lounge, rear first floor extension to form en-suite and front extension to form porch plus all associated alterations	Permission st conds & notes	No Objection
10/00760/FULLS	Land East, Scallows Lane, West Wellow Partial Change of Use to mixed agricultural and equestrian, retrospective application for re- cladding of an existing barn and replacement of lower side of barn supporting pillars, part- retrospective application for a lean-to to the barn for which the concrete base and upright pillars are existing	Permission st conds & notes	Objection
10/01100/FULLS	Embley Forge, Embley Lane, East Wellow Two storey side extension	Refuse*	Objection

* As a result of the scale, height, massing, design and appearance of the proposed two storey side extension, the proposal would introduce a dominant feature which is not visually subsidiary, or visually integrated with the original dwelling, thereby detracting from the character and setting of the building and failing to respond positively to the character and appearance of the area. As such the proposal is contrary to policies SET03, SET12, DES 01, DES02, DES06, DES07, DES10 and ENV 16 of the Test Valley Borough Local Plan 2006. 2. The application provides insufficient information to enable the Local Planning Authority to assess the impact of the proposal upon protected species. The application site is in close proximity to excellent bat foraging habitat and there are recent records of nearby bat activity. In the absence of such information, the proposal is contrary to Test Valley Borough Plan policy ENV 05 and advice within PPS 9.

10/00237/FULLS	Jasmine Cottage, Salisbury Road, West Wellow Construction of a pair of 3-bedroom semi- detached houses, triple garage block and associated works	Refuse*	Objection
----------------	--	----------------	------------------

*The proposed development by virtue of the composition of site layout and relationship to the amenity space for Jasmine Cottage will result in a cramped layout and have a dominating and overbearing effect detrimental to the level of amenity normally enjoyed by that property contrary to PPS1 Delivering Sustainable Development and Policies DES05, AME01 and AME02 of the Test Valley Borough Local Plan 2006. 2. The proposed development is contrary to policy TRA04 (Financial Contributions to Transport Infrastructure) of the Test Valley Borough Local Plan 2006 and the Test Valley Infrastructure and Developer Contributions SPD (2009). The development fails to make provision for contributions towards non-car modes of transport to encourage a reduction in the generation of road traffic which are necessary to make the development acceptable in planning terms. The proposed development is contrary to Policy ESN22 (Public Recreational Open Space Provision) of the Test Valley Borough Local Plan 2006 and the Test Valley Infrastructure and Developer Contributions SPD (2009). The development fails to make provision in the form of a contribution towards public open space provision as mitigation against an identified deficiency in the quality of existing recreational open space in the locality which is necessary to make the development acceptable in planning terms.

4 OTHER BUSINESS:

The meeting congratulated AG & GB for getting Jasmine Cottage refused. GB requested that if a planning application is going to TVBC's Committee a Parish Councillor should attend to speak to help the case.

Public participation at this meeting: 6 – 1 in connection with GlenCairn neighbour objecting to overdevelopment. 2 in connection with 3 Plantation Road – neighbours concerned with loss of privacy from side windows. 2 applications for Hatches Farm and Roy Perry in connection with St Margaret's Church and also to urge the parish Council to review the trees in the village with a view to protection.