

**WELLOW PARISH COUNCIL**  
**MINUTES OF PLANNING & GENERAL PURPOSES COMMITTEE MEETING HELD ON**  
**Monday, 8<sup>th</sup> May 2017 at 6.00pm**  
**Wellow Village Hall - Wellow Room**

Attending: Cllr John Saunders (Chair), Cllr Ed Chesterton-Kay (EC),  
 Cllr Gaye Chesterton-Kay(GC), Cllr Alan Clark (AC),  
 Cllr Sue Jones (SJ), Cllr Harmeet Singh Brar (HB), Cllr Phil Stehr (PS).  
 Cc: (for information only): Cllr Trevor Grant, Cllr John Sampson, Cllr Gordon Bailey, Cllr  
 Nick Adams-King, Cllr Roy Perry.  
 In Attendance: Mrs Sharon Whitehouse (Clerk), 6 residents including Cllr T Grant (1 late arrival)

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**MINUTES**

- 1                   **APOLOGIES** - Cllr Mike Jones, Cllr Phil Stehr
- 2                   **DECLARATIONS OF INTEREST** - None
- 3                   **PUBLIC PARTICIPATION** - members of the public are invited to ask questions or make statements during this session. Comments made by the public were noted in respect of the applications below.
- 4                   **PLANNING MATTERS**  
**a. New applications:**
- | <u>TVBC</u>    | <u>Site and details</u>  | <u>WPC Decision</u>  |
|----------------|--|--|
| 17/00927/FULLS | <b>Land to rear of Hillcrest, Maurys Lane, West Wellow</b><br>Two detached dwellings<br><i>*Concerns over traffic issues specifically the location of access/exit. Also concerns about ongoing drainage issues in this location. Area prone to flooding.</i>   | <b>Objection*</b>  |
| 17/00993/VARS  | <b>Hardwick, Maurys Lane, West Wellow</b><br>To Vary Condition 03 (Materials) of 16/01305/FULLS (Removal of existing roof structure and creation of new roof to allow two storey dwelling...) to allow the use of grey slate (size 250mm x 500mm) for the roof covering instead of zinc.                     | <b>No Objection</b>  |
| 17/00983/FULLS | <b>Silver Trees, School Road, West Wellow, SO51 6AR</b><br>Erection of dwelling and double garage<br><i>*Overdevelopment. Proposed dwelling overlooks neighbours, and too big for the plot. Concerns over traffic issues, insufficient off road parking and access to the property is located on a bend.</i> | <b>Objection*</b>  |
| 17/01014/FULLS | <b>The Gatehouse, Frenches Lane, Shootash, SO51 6FB</b><br>Alterations and extension to existing residential property with associated landscaping<br><i>*Out of character for the area</i>   | <b>Objection*</b>  |
|                | <b>b. Decisions</b>  | <b>WPC View</b>  |
| <u>TVBC</u>    |  | <b>Decision</b>  |
| 16/03064/FULLS | <b>Home Farm, Embley Lane, East Wellow</b><br>Demolition of redundant agricultural/industrial buildings and construction of five new dwellings with parking and gardens; existing site access; existing office building retained.  | <b>Objection</b><br><b>Permission subj to conditions &amp; notes 31.3.17</b> |

17/00260/FULLS	<b>Thurlestone House, Maurys Lane, West Wellow</b> Two storey side extension	No Objection	Permission subj to cond & notes 29.3.17
17/00302/FULLS	<b>The Recreation Ground, Lower Common Road, W. Wellow</b> Replacement of existing cricket pavilion (Resubmission)	No Objection	Permission subj to cond & notes 4.4.17
17/00490/CLPS	<b>11 Bridge Cottages, Romsey Road, West Wellow</b> Application for lawful development certificate for proposed single storey rear extension	No Objection	Issue Certificate 13.4.2017
17/00501/TPOS	<b>Nutwood, 12 Lodge Vale, East Wellow</b> Reduce and shape 4 silver birch trees by 30 degrees	Defer to TVBC	Consent subject to cond & notes 7.4.2017
17/00628/TPOS	<b>Nutwood, 12 Lodge Vale, East Wellow</b> Four Birch Trees - Reduce and shape by 30%	Defer to TVBC	Consent subj to cond & notes 7.4.2017
17/00618/TPOS	<b>18 Barnes Close, West Wellow</b> T1 Oak - Crown clean removing dead wood, thin by 15%, remove smaller internal branches and epicormic growth, crown raise removing first low branch over garden	Defer to TVBC	Consent subject to conditions & notes 13.4.2017

#### c. Appeals

##### TVBC

APP/C1760/W/17/  
3167538

#### **Alders Farm, Scallows Lane, West Wellow (14/01646/FULLS)**

Retention of timber fencing, decking, balustrade, sheds,  
utility room, hardstanding and underground septic tank  
plant and change of use of land for the retention of a  
mobile home for residential use and associated garden

APP/C1760/X/17/3  
167637

#### **1 Pear Tree Cottages, Scallows Lane, West Wellow**

Application for lawful development certificate for existing  
use as single residential dwelling for over 4 years

APP/C1760/X/17/3  
167639

#### **2 Pear Tree Cottages, Scallows Lane, West Wellow**

Application for lawful development certificate for existing  
use as single residential dwelling for over 4 years

#### d. Enforcement

##### NFNPA

QU/17/0059

#### **The Rockingham Arms, Canada Road, West Wellow** Unauthorised development - Hardstanding

Complaint  
acknowledged  
22/3/2017

QU/17/0034

#### **Rose Villa, Plantation Road, West Wellow** Unauthorised residential use of greenhouse Unauthorised independent residential use of outbuilding

Planning  
Contravention  
Notice Issued

QU/17/0029

#### **Rowan Mead House, Canada Common Rd, West Wellow** Breach of Condition 4 of PP 16/00370 (storage of materials)

Complaint  
Acknowledged

QU/16/0268

#### **Greenfields, Canada Road, West Wellow** Unauthorised development - single storey side extension

Retrospective  
Application  
Received

Meeting closed at 6.30pm