

WELLOW PARISH COUNCIL

MINUTES OF PLANNING & GENERAL PURPOSES COMMITTEE MEETING HELD ON

Thursday, 17th December 2015 at 6.45pm

At the Scout HQ, Canada Road

Attending: Cllr Alan Clark (AC), Cllr Mike Jones (Chair) (MJ), Cllr Sue Jones, Cllr Harmeet Singh Brar (HB).

Cc: (for information only): Cllr Ed Chesterton Kay, Cllr Gay Chesterton-Kay, Cllr Caroline Evans, Cllr John Sampson, Cllr Phil Stehr, Cllr Gordon Bailey, Cllr Nick Adams-King, Cllr Roy Perry.

In Attendance: Mrs Lorraine Wheeler (Clerk), Graham Smith and 50 Members of the public.

MINUTES

- 1 **APOLOGIES** - Cllrs Ratcliffe, Saunders, Ed & Gaye Chesterton, Stehr and Evans
- 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. **Presentations - Implementing a Neighbourhood Plan by Graham Smith Planning Policy Manager**

Graham Smith gave an interesting and detailed presentation regarding;

 - Options to consider when deciding on neighbourhood planning - which type of plan, life of plan
 - Issues to focus on
 - Consulting the community
 - Resources, volunteers, professional advice
 - Funding
 - Help from the Borough Council
 - Inspection by a jointly appointed Inspector
 - Referendum
 - Weight of the plan - evidence backed & consistent with NPPF & Borough Local Plan
 - Community Infrastructure Levy - 25% once plan adopted
 - Guidance Note & FAQs on TVBC website
 - Other guidance www.locality.org.uk & www.planningportal.gov.uk
 - TVBC will be holding an event for Parishes in the New Year

b. New applications:

<u>Application</u>	<u>Site and details</u>	<u>WPC Decision</u>
<u>TVBC</u>		
15/02591/FULLS	Woodington Farm, Woodington Road, East Wellow Installation of a ground mounted solar park to include ancillary equipment, inverters, substation, perimeter fencing, cctv cameras, access tracks and associated landscaping <i>*see letter dated 18.12.15 to TVBC, contrary to National & Local Policy, national importance of historic heritage site.</i>	Object*
15/02712/FULLS	Upper Shootash Farm, Frenches Lane, Shootash Two storey extension to provide additional living accommodation	No Objection

15/02927/FULLS	Tussledown, School Road, West Wellow Single storey side extension		No Objection
15/02958/FULLS	Little Acorns, Goddard Close, West Wellow Use of land as single private gypsy plot and installation of package treatment plant		Deferred to 11.1.2016
15/02939/VARS	Thornbury, Maurys Lane, West Wellow Removal of requirement that roof lights in east elevation be obscurely glazed (non compliance cond 3 of 14/02752/FULLS) <i>*contrary to Policy AME01</i>		Object*
15/02181/FULLS	Stronwen, Whinwhistle Road, East Wellow Demolition of dwelling and swimming pool and erection of replacement dwelling, including associated landscaping		No Objection
<u>Trees</u>			
15/02895/TPOS	Killyglen, Whinwhistle Road, East Wellow T1 Oak - Crown raise over garden and driveway giving clearance from overhead cables and neighbours garden		Support
<u>TVBC</u>	c. Decisions	<u>WPC View</u>	<u>Decision/Date</u>
15/01613/OUTS	Land off Maurys Lane, West Wellow Outline application for the erection of 10 dwellings with associated open space and access road <i>*The proposal represents unjustified development in the countryside for which there is no overriding need has been provided. The proposed development would result in the introduction of additional housing that would be inappropriately located away from existing urban areas. Future residents would therefore be overly reliant on the private car for both access to essential services and transportation purposes, resulting in an unacceptable increase in the number and length of car journeys undertaken within the area, to the detriment of the environment and the locality. The proposal therefore represents an unsustainable form of development contrary to policies SET03, TRA01 and TRA04 of the Test Valley Borough Local Plan (2006), Policy COM2 and T1 of the emerging Test Valley Borough Revised Local Plan DPD 2011-2029 and guidance in the National Planning Policy Framework (2012) and is contrary to the 'environmental' dimension of sustainable development, as set out in Paragraph 7 of the National Planning Policy Framework (2012).</i>	Object	Refuse* 26.11.15
15/02091/FULLS	Coopers Cottage , Whinwhistle Road, East Wellow Proposed first floor extension	Support	Permission 27.11.15
15/02320/TPOS	Bush House , Romsey Road, East Wellow Remove regenerated Holly and Hazel to clear more space on woodland floor. Remove dead and ill health trees. Deadwood all large native species and Large Scots Pines. Remove majority of non-native species to return the woodland to native species only.	Support	Permission 24.11.15
15/02548/TPOS	Yosemite, Little Wood, West Wellow Various, crown lift to 5m. Remove Pine.	Support	Permission 01.12.15
<u>NFNP</u>			<u>NFNP</u>
15/00816/FULL	Annekar, 1 Plantation Road, West Wellow Pitched roof over existing garage and open porch, cladding to first floor	Support	<u>Decision/Date</u> Permission 08.12.15

d. Neighbourhood Plan - Discussion and Working Party **Action**

All those interested in being involved in a working party took part in a brief discussion about how to move forward with this project.

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It was agreed to arrange a meeting in third week of January 2016 for all parties to come together having done some research and given thought to what they would like to see in the Neighbourhood Plan, how to engage the community and find out how/what they would like to see in the Village in the future.

All Members

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Maps of the Parish will be required.

Cllr John Sampson agreed to Chair the group initially, with help from Phil Parratt and Cllr Phil Stehr (not present).

Email addresses were taken to be added to a group mailing list. **LEW**

The Meeting Closed At 9.40pm