

**WELLOW PARISH COUNCIL**  
**MINUTES OF PLANNING & GENERAL PURPOSES COMMITTEE MEETING**  
Monday, 3<sup>rd</sup> August 2015 at 6.45pm  
Wellow Village Hall - Main Hall

To: Cllr Angela Ratcliffe (AR)(Chair), Cllr Alan Clark (AC), Cllr Mike Jones (MJ), Cllr John Saunders (JS), Cllr Harmeet Singh Brar (HB).  
Cc: (for information only): Cllr Gordon Bailey, Cllr Nick Adams-King, Cllr Roy Perry.  
In Attendance: Mrs Lorraine Wheeler (Clerk). 140 Members of the Public.

**MINUTES**

- 1 **APOLOGIES** - None
- 2 **DECLARATIONS OF INTEREST** - Cllr Ratcliffe declared an interest in Application ref: 15/01708/FULLS living nearby.
- 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. Presentation by Anne Conboy, Mayflower Homes/Mike Harrison, Forge Design re Cedadore, Tutts Lane. The design and materials have been addressed and new proposal fits better with the character of the neighbouring area. It is hoped to get permission for this new application which would be preferable over the previous design, which has now gone to appeal.  
b. New applications:

<u>Application</u>	<u>Site and details</u>	<u>WPC View</u>
<u>TVBC</u> 15/01466/OUTS	<b>Maurys Mount, Slab Lane, West Wellow</b> Outline application for construction of 26 dwellings and access <i>*All Members unanimously agreed that the application contravenes Policies of the Test Valley Adopted Local Plan; SET01, 03, 06 - 13, DES01, 02, 05, 08, TRA05, 09, HAZ02, ENV01, 02, 04 &amp; 06. See letter dated 11/8/15</i>	Objection*
15/01613/OUTS	<b>Land off Maury's Lane, West Wellow</b> Outline application for the erection on 10 dwellings with associated open space and access road <i>*All Members unanimously agreed that the application contravenes Policies of the Test Valley Adopted Local Plan; SET01, 03, 06 - 13, DES01, 02, 05, 08, TRA05, 09, HAZ02, ENV01, 02, 04 &amp; 06. See letter dated 11/8/15</i>	Objection*
15/01489/FULLS	<b>5 Chichester Close, East Wellow</b> Removal of external hanging tiles from walls and replacement with rendered external wall insulation	No Objection
15/01635/FULLS	<b>Greenacres, Embley Lane, East Wellow</b> Erection of detached cart/machine/tool store	No Objection
15/01484/FULLS	<b>Twin Oaks, Lower Common Road, West Wellow</b> Erection of fence to front of property (retrospective)	No Objection
15/01485/FULLS	<b>Twin Oaks, Lower Common Road, West Wellow</b> Erection of wooden gates to front of property (retrospective)	No Objection

15/00976/FULLS Oak Tree Farm, Foxes Lane, West Wellow Objection\*  
 Temporary equestrian workers dwelling and septic tank.  
*\*Contravenes Policy SET 03 of the Test Valley Borough Local Plan Adopted in 2006. Whilst the 'structure' of the equestrian workers dwelling maybe constructed of a temporary nature, the building is required on a 'permanent' basis to accommodate medical staff on site at all times.*

15/01708/FULLS Ashmoor, Crawley Hill, West Wellow Objection\*  
 Erection of solid timber entrance gates (Retrospective)  
*\*Contravenes Policies ENV 15 and DES 01 of the Test Valley Borough Local Plan Adopted in 2006, the site being very close to the New Forest National Park conservation area and is out of keeping with the special character of the area.*

**TREES**

15/01652/TPOS Beech Wood, Embley Lane, East Wellow No Objection  
 T1 Pine - Fell

15/01655/TPOS 2 Plant Close, East Wellow No Objection  
 T1 Oak - Prune

c. Decisions: WPC View Decision/Date

**TVBC**

15/00602/FULLS Headlands Farm Romsey Road East Wellow Romsey Object Permission  
 Retention of a wooden store for a tractor and maintenance 01.07.15  
 equipment associated with the businesses on the site

15/01128/FULLS Sunrise, Maurys Lane, West Wellow Object Permission  
 Demolition of existing detached bungalow and outbuilding 15.07.15  
 and erection of new dwelling with integral garage

15/01277/FULLS The Bungalow, Crawley Hill, West Wellow No Withdrawn  
 Construction of replacement dwelling Objection 17.07.15

**NFNPA**

15/00412/FULL Harrogate, Canada Common Road, West Wellow, No Refuse  
 Conservatory Objection 28.07.15

d. Appeal Decisions: None

e. New Forest National Park Authority - The Clerk advised that A Planning Update has been offered by Steve Avery of the NFNPA as JS and LW miss their September training session. This will be held on 2<sup>nd</sup> November at the Planning & General Purposes Meeting.

5. GENERAL PURPOSES MATTERS

a. Litter picking by the Scouts - All Members present agreed and are grateful to the Scouts for their offer to arrange litter picks around the Parish. The Clerk to request a schedule and Risk Assessments.

b. Flooding/Drainage Survey - TVBC Cllr Bailey advised he will request that HCC carry out a drainage survey and flood risk assessment for Maury's Lane and the surrounding area.

- c. **Update Village Design Statement and Parish Plan to formulate a Neighbourhood Plan** - it was agreed to advertise for residents interested in forming a working party. The Clerk advised this is a long and involved process and comes at a cost which will have to be budgeted for in the next financial year, although grant funding could also be sought. It should be noted that a Neighbourhood Plan is a plan for the Parish to decide where they would want to locate development, not to have no development at all.
  
- d. **Letter to Sec of State/MP/HCC/TVBC re planning pressure in Wellow** - some members of the audience were against WPC writing such a letter. All Members present agreed that the Council should remain impartial and that this should be left to the Wellow Action Group to write and that any residents could write if they so wish. This will be advertised in the September Newsletter.

**The Meeting Closed at 8.20pm**