

Wickham Parish Council

Planning Committee

Minutes of a meeting of the above Committee held at Wickham Community Centre on Monday 23rd March 2009 at 7pm.

Present: Jenny Hollis (Chairman), Mike Carter, Angela Clear, Di Frost, Justin Gamblin, Michael Sadler-Forster

Parish Councillor Colin Roke, Parish Clerk Nicki Oliver

1. **To receive apologies for absence:** Mike Bennett
2. **To receive declarations of interest on agenda items:** none.
3. **To adjourn meeting to allow participation by members of the public**

Colin Roke thanked the Committee for its support regarding Knowle Phase 3 and hoped for their continued support during the appeal process.

It was agreed to send the original objection to the appeal inspector.

4. **To consider the following recent planning applications:**

4.1 Ref No: W02009/41 **Case No:** 09/00044/FUL **Case Officer:** Jane Rarok **Applicant:** Melanie Lloyd **Proposal:** Erection of single storey garden design studio (RESUBMISSION) **Location:** Solent Nurseries Fontley Road Titchfield PO15 6QS **No objections.**

4.2 Ref No: W11824/11 **Case No:** 09/00251/FUL **Case Officer:** Julie Pinnock **Applicant:** R Hobbs **Proposal:** Residential redevelopment following demolition of existing business centre buildings for 2 no. four bedroom, 2 no. three bedroom dwellings and 6 no. two bedroom and 1 no. three bedroom apartments with associated garaging/parking, bin store and landscaping **Location:** North Park Business Centre Mayles Lane Knowle

Object: Contrary to policy E2 representing an unjustified loss of employment land in an area where there is insufficient employment provision for the existing residential development at Knowle, which currently suffers from out commuting. Allowing residential development on this site would set an unwelcome precedent for the neighbouring remaining areas of employment land.

Contrary to policy DP3 as the proposals fail to respond positively to the character, appearance and variety of the local environment due to the design, density, height and bulk of the buildings and their impact on the surrounding developed area and countryside. The proposals would have an unacceptably dominant impact on the edge of the settlement area to the detriment of its character which is defined by low rise single storey business units and small terraced and semi detached properties.

Contrary to Policy CE1 as the development would undermine the appearance of the Meon Strategic Gap.

Contrary to Policy H7 which requires at least 50% of the properties to be small 1 or 2 bed units. The smallest apartments proposed are larger than the average four bedroom house at 158m².

Request application is heard by Committee if officer recommendation is to grant permission.

4.3 Ref No: W15302/13 **Case No:** 09/00268/FUL **Case Officer:** Lisa Booth **Applicant:** Kay Barrett **Proposal:** Replacement ancillary building to provide carers accommodation, games room, study and WC **Location:** Oakridge Biddenfield Lane Shedfield SO32 2HP. **Object this application represents an unjustified development of a new dwelling in the countryside, on a site that is subject to an agricultural tie and fails to meet any of the requirements for dwellings for workers in agriculture (CE 20).**

Request application is heard by Committee if officer recommendation is to grant permission.

4.4 Ref No: W21390 **Case No:** 09/00333/FUL **Case Officer:** Lorna Hutchings **Applicant:** Mr Felstead **Proposal:** Rear conservatory **Location:** 62 Boundary Walk Knowle PO17 5PW **No objections.**

4.5 Ref No: W00197/07 **Case No:** 09/00347/FUL **Case Officer:** Ian Cousins **Applicant:** Parsons Construction Services LTD **Proposal:** First floor extension to rear to provide additional office space **Location:** John Bell And Partners Ltd 12A The Square Wickham PO17 5JQ **No objections.**

4.6 Ref No: W17866/02 **Case No:** 09/00389/FUL **Case Officer:** **Applicant:** R Jameson **Proposal:** Proposed erection of agricultural store building (RESUBMISSION) **Location:** Land Opposite Meon Croft Ironmill Lane Titchfield **No objections.**

Trees:

4.7 Ref No: WTPO/0205 **Case No:** 09/00232/TPO **Case Officer:** Ivan Gurdler **Applicant:** Peveral OM Ltd **Proposal:** 1 no. Holm Oak to fell as dead and diseased **Location:** 21 Boundary Walk Knowle PO17 5NQ **Refer to Arboriculturalist.**

5. Recent correspondence

WCC notification that the 08/02842/FUL Green Acre application will be heard by the Planning Committee on 3rd April. Following discussion it was agreed the case against approval was weak and that the request to be heard by Committee should be withdrawn.

HCC notification that application P/08/1267/MW for a material recovery centre at Charity Farm has been approved.

6. Questions and comments from Councillors: none.

Meeting closed 7.50pm