

# Wickham Parish Council

## Planning Committee

Minutes of a meeting of the above Committee held at Wickham Centre on Tuesday 4<sup>th</sup> July 2017 at 7pm.

**Present:** Di Frost (Chairman), Loraine Rappe (Vice-Chairman), Trevor Astbury, Alan Ediss, Justin Gamblin, Nick Guy, Tim Harper, Sue Roger-Jones.

Barry Causer (Co-opted to Recreation Committee), two members of the public, Parish Clerk Nicki Oliver.

1. **To receive apologies for absence** None.
2. **To receive declarations of interest on agenda items** None.
3. **To adjourn meeting to allow participation by members of the public including pre-application consultations**

Mr Hoare spoke in support of agenda item 4.1. He advised that the proposed site was a disused landfill site, had little ecological value and was for recycling soil only. He felt that local concerns about additional lorry movements were unjustified.

Mr Vigar spoke in support of agenda item 4.3. He advised that previous objections by HCC Heritage to similar proposals had been withdrawn.

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

**4.1 Application No:** HCC/2017/0276 **Applicant:** Minerals and Materials (UK) Ltd  
**Proposal:** Development of a soil screening and washing facility and ancillary facilities including landscaping bund **Location:** Land North of Pegham Industrial Estate Lavey's Lane Fontley PO15 6RX

**Object:** The proposals are contrary to Winchester District Local Plan Part 1 (2013) and in particular:

**Policy MTRA 4 Development in the Countryside and Saved Policy CE1:** The site is designated as both countryside and within the Meon Strategic Gap. There is no justification for a countryside location for the application and it fails to meet the policy requirements that will only consider agricultural, horticultural or similar developments.

There is evidence that the proposals will cause harm to the character and landscape of the area through new buildings, additional noise and lorry movements.

The ecological survey work shows that the proposals will have significant negative impact on wildlife. The site's proximity of Pegham Copse SINC and other important sites such as Stonyfield Copse should prevent further expansion of this unsustainable industrial site.

Titchfield Lane and Fontley Road are very busy through routes for cars and cyclists. The development of numerous garden centres and private equestrian facilities also make the roads very unsuitable for more heavy traffic.

Titchfield Lane suffers from unregulated use by heavy goods vehicles which appears to be impossible to police.

If permission is granted, funding should be secured towards extending the footway from the site to Mill Lane to improve safety for pedestrians, cyclists and horse riders.

See

<http://documents.hants.gov.uk/transport/WCCTransportStatementPostAdoptionLiveSchemesDecember2013.pdf>

#### **SchemeWCC0117 Fontley Road**

**4.2 Case No:** 17/01092/HOU **Case Officer:** Lisa Booth **Applicant:** G.S. Gill **Proposal:** Retention of outbuilding for use as a detached residential annexe **Location:** Oakridge Fontley Road Titchfield PO15 6QS **Object:** the proposals are contrary to Policy MTRA 4 Development in the Countryside and Saved Policy CE1 as they will result in a new dwelling in a countryside location. Concerns raised that this is a retrospective application contrary to the conditions of the permission granted 4th December 2014.

**4.3 Case No:** 17/01195/HOU **Case Officer:** Curtis Badley **Applicant:** Mr & Mrs Vigar **Proposal:** Removal of rear conservatory to, ground and first floor extension to rear, installation of rear dormer window. Reinstatement of front door with new covered porch. **Location:** 7 Dairy Moor Wickham PO17 5JR **No objections.**

**4.4 Case No:** 17/01338/FUL **Case Officer:** Liz Marsden **Applicant:** Harvey Jones **Proposal:** Extend upwards on the rear elevation of both 1 and 2 Biddenfield Farm Cottages, to retain the symmetrical nature of the buildings but increase the upstairs living space. The symmetrical nature of both cottages on the front elevations are unchanged **Location:** Biddenfield Farm Cottages Biddenfield Lane Shedfield **No objections.**

Trees:

**4.5 Case No:** 17/01379/TPO **Case Officer:** Ivan Gurdler **Applicant:** Mr & Mrs Driver **Proposal:** T1 sycamore: lift to 3.5m over drive to front of No.5 for access, taking pruning cuts back to union with parent branch (cuts c. 40mm diameter maximum). Crown lift on west side to 2.5m over grass. Reason: to allow access for mowing. T2 blue Atlas cedar: lift over grass to 2.5m over banked area. Reason: to allow access for mowing. Reduce weight of heavy regrowth to north on mid-canopy branch towards neighbouring fence (photo 6 in supplementary report) by 2-3m. Reason: Fibre buckling evident below holding point; regrowth very heavy on a stub cut reduction; high value target in neighbouring conservatory. **Location:** Mosse Court Wickham PO17 5FN **Refer to Arboriculturalist.**

#### **Recent applications:**

**4.6 Case No:** 17/01324/FUL **Case Officer:** Robert Green **Applicant:** Mrs Glasspool **Proposal:** Single storey side and a second storey rear extension **Location:** 13 Buddens Road Wickham PO17 5HG **No objections.**

**4.7 Case No:** 17/01356/FUL **Case Officer:** Liz Marsden **Applicant:** Mr C. Brenneck  
**Proposal:** Continued use (for five years) of forecourt as a vehicle hand-wash (sui generis)  
**Location:** Pine Service Station 1 Southwick Road Wickham PO17 6HS **No objections.**

**4.8 Case No:** 17/01607/FUL **Case Officer:** Not stated **Applicant:** Buckland Development Ltd  
**Proposal:** Development to facilitate enhanced public access to Dashwood including the creation of a suitable footpath to allow all weather access, with ancillary wayfinding and interpretation methods including signage, public benches, refuse bins and dog waste bins  
**Location:** Mayles Lane Knowle **No objections.**

**4.9 Case No:** 17/01277/FUL **Case Officer:** Lisa Booth **Applicant:** Grace Palmer-Tomlin  
**Proposal:** Installation of septic tank **Location:** Knowle Paddocks Mayles Lane Knowle **No objections.**

5. **To identify any unmanaged risks within this committee's remit** None.
6. **Review effectiveness of communication, development of links with other community organisations and support for local democracy through making information more widely available** Continue to monitor.
7. **Recent correspondence/ reports from meetings attended of relevance to this committee** None.

Meeting closed 7.50pm