

Shedfield Parish Council

(Incorporating the villages of Shedfield, Shirrell Heath and Waltham Chase)

MINUTES OF THE PLANNING COMMITTEE MEETING Held on 27 April 2009 at 7.30 p.m. at Shedfield Sports Pavilion

Present:

Parish Councillors: Val Green, Alan Cox, David Ogden, Graham Smith, Jess Bond, Roy Phillips
Trainee Parish Clerk: Jackie Hardaker
District Councillor: Linda Gemmell
Members of public: 5 Members of the public

21/09 Apologies for absence: - Councillor Malcolm Hogg

22/09 The minutes from the meeting of 23 March 2009 were signed as correct by Chair, Val Green.

23/09 Public Participation

Four residents of The Ridings, Waltham Chase presented their objections to a planning application for no. 33 The Ridings. These are summarized as follows:-

- (i) Moving front site line of the garage may impact on parking space in front of the garage - larger cars would potentially overhang the footpath.
- (ii) Adjoining the garage to the property would be an unwanted precedent in this area.
- (iii) Rooms above the garage would then overlook the property opposite causing an invasion of privacy and is not in keeping with the area.
- (iv) Additional height to the garage would impact on the garden of the property (no. 35) to the rear.

24/09 New Applications:-

Case No: **09/00349/FUL** - 20 March 2009

Comments by 28 April 2009

Applicant: Sandy Acres Management Committee

Location: Guide Camp, Sandy Acres, Sandy Lane, Shedfield, Hants

Proposal: Replacement single storey Girl Guide accommodation building - **Support this in principle.**

Case No: **09/00392/FUL** - 09 April 2009

Comments by 15 May 2009

Applicant: Mr N Spelman

Location: 33 The Ridings, Waltham Chase, Hants, SO32 2TR

Proposal: Garage extension with accommodation above - **Comments -**

Concern that the garage could become a separate living accommodation in the future.

The roofline should be kept to the same height as the adjoining garage of no. 35 The Ridings.

Parking may not be adequate if the front site line is moved forward.

Addition of accommodation above the garage is not in keeping with surrounding properties and may cause invasion of privacy.

Request that Planning Officer arrange site visit to assess parking and impact of development on surrounding properties.

Case No: **09/00424/FUL** - 06 April 2009

Comments by

Applicant: Mr R Dore

Location: 42 Heathlands, Shedfield, Hants, SO32 2JD

Proposal: Drop Kerb - **Permission not required**

Case No: **09/00525/FUL** - 06 April 2009

Comments by

Applicant: Ms D Clark

Location: 46 Heathlands, Shedfield, Hants, SO32 2JD

Proposal: Drop Kerb - **Permission not required**

Shedfield Parish Office, Upper Church Road, Shedfield, Southampton, Hampshire. SO32 2JB

Telephone/Fax: 01329 830060

Mobile: 07918 623009

Email: shedfieldparish@btconnect.com

www.shedfieldparishcouncil.org.uk

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Case No: **09/00576/FUL** - 25 March 2009

Comments by 21 May 2009

Applicant: Mr Paul Schmidt

Location: Furze and Heather Cottage, Winchester Road, Shedfield, Hants, SO32 2JF

Proposal: New garage with garden store and attic study, replacement access onto Winchester Rd.

This was not on the agenda so not discussed formally. Plans were reviewed and councillors will submit comments at a later date.

25/09 - Decisions:-

08/02566/FUL - Rear Admiral D M Eckersley-Maslin

Proposal: Formation of new access track (RETROSPECTIVE)

Location: Dunningwell, Hall Court, Botley Road, Shedfield, Hants

Application Permitted

08/00025/SCREEN - Mr P Ockendon

Proposal: Request for a screening opinion under the EIA Regulations for reception of an additional poultry unit

Location: Raglington Farm, Botley Rd, Shedfield, Hants SO32 2HL

Not Required

09/00033/FUL - Dr Ben Inglis

Proposal: Replacement detached four bedroom dwelling

Location: Linden Lea, High Street, Shirrell Heath, Hants SO32 2JN

Application Permitted

09/00169/FUL - Mr John Doolan

Proposal: Erection of entrance gates walls and boundary fence

Location: Salam Manor, Curdrige Lane, Waltham Chase, Hants SO32 2LQ

Application Refused

09/00144/FUL - Shedfield Parish Council

Proposal: Storage Container to be positioned behind Parish Council Office.

Location: Recreation Ground, Upper Church Road, Shedfield, Hants SO32 2JB

Application Permitted

09/00190/FUL - Southcott Homes Ltd

Proposal: Erection of 1 no. two bedroom detached house (Amendment to planning approval W03995/02- revised internal layout), (Amended description)

Location: 1 Smithy Cottages, Bull Lane, Waltham Chase, Southampton SO32 2LS

Application Permitted

09/00192/FUL - Mr Simpson

Proposal: Erection of brick wall following removal of hedgerow

Location: Chez Nous, Winchester Road, Waltham Chase, Hants SO32 2LX

Application Permitted

09/00270/FUL Mr P Cochran

Proposal: 2 storey extension

Location: 27 Heathlands, Shedfield, Hants SO32 2JD

Application Permitted

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07/02213/LIS - Mr & Mrs J Robbie

Proposal: Conversion to three bedroom dwelling

Location: Aisled Barn, Forest Farm, Winchester Rd, Hants

Application Permitted

07/02198/FUL Mr & Mrs J Robbie

Proposal: Conversion to three bedroom dwelling

Location: Aisled Barn, Forest Farm, Winchester Rd, Hants

Application Permitted

09/00268/FUL

Proposal: Replacement ancillary building to provide carers accommodation, games room, study and WC

Location: Oakridge, Biddenfield Lane, Shedfield, Hants SO32 2HP

Application Refused

09/00189/FUL

Proposal: Use of land for storage of buses

Location: Poplars Farm, Curdridge Lane, Curdridge, Hants SO32 2BH

Application Refused

26/09 Appeals

- (i) Enforcement Appeal - by Mr Adrian Steeler - Site at Forest Mead, Winchester Road SO32 2LL
Alleged material change of use of land without planning permission.

Comments in writing by 28 April 2009. This may be outside Shedfield Parish boundary.

No Comments

- (ii) APP/L1765/A/09/2101866/NWF Appeal by Colin Stoneman

Location: Rosehill Bungalow, Winchester Road, Waltham Chase SO32 2LX.

Proposal: Demolition of existing dwelling and erection of 2 no. two bed houses, 1 no. 3 bed house, 1 no. 4 bed house with associated parking with revised access to Winchester Rd.

Following major incident at this site last August, there is concern that this development may restrict access to fire hydrants for emergency services. This had been an issue during the major incident.

27/09 Vehicle Operator Licences

- a) OH1084487 SN - Chappells of Stubbington Ltd
Operating Centre: Dell Cottage, Winchester Road, Shedfield, Hants SO32 2JA
Authorisation for 4 vehicles and 4 trailers.
- b) OH1079304 SN - Andrew John Phipps T/A D R Trading
Operating Centre: 5 Oaks Farm, Winchester Road, Shedfield, Hants SO32 2HS
Public enquiry - consideration of new application.

28/09 Lighting and Highways

Councillors reported a pothole on St Annes Lane and damaged Fire Hydrant signs on Winters Road.

Clarity required on the current contract for light maintenance with regard to identifying lights that need replacement.

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29/09 Response to Draft Strategic Housing Land Availability Assessment

Some of the background behind this was explained by Councillor Gemmell. Councillor Ogden agreed to read the proposal and to respond on behalf of the Parish Council.

30/09 Correspondence

(i) Newsletter - Planning Hampshire's Future - this was circulated and is available at the Parish Office

(ii) Mount Pleasant - Councillor Ogden commented that the 106 agreement should not be signed unless the Parish receives a written guarantee that this rural housing will be for local people only. This matter will be referred to Full Council.

(iii) Overhanging Trees, Church Road/Upper Church Road. Precise location of problem areas had been verified with the Parishioner who reported the problem. The matter will be treated as urgent due to potential danger at this crossroads. Clerk to obtain a quote from Cannons and may proceed with the work if below £400. Councillor Gemmell will also make enquiries with Highways and report back to the Clerk.

(iv) Transport Survey Results - the survey results were summarized. General perception is that information on local transport has improved since leaflets have been circulated.

(v) Letter re-maintenance to Passenger Transport Website and shortening of URLs (website address).

(vi) Mains renewal will be taking place in Church Road between the Botley Road and Sloane Park on or after 27th April 2009. This will take approximately 3 months.

With no further business to be transacted, Chair declared the meeting closed at 9:00 pm