

SHEDFIELD PARISH COUNCIL

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

MINUTES OF PLANNING COMMITTEE MEETING 7.15 PM MONDAY 06 JANUARY 2020 AT SHEDFIELD PAVILION

Present:

Parish Councillors: Jim Coleman, presiding, Margaret Jones, Stuart Jones, Caroline Francis Goulds and Arthur Reading

Planning and Projects Officer: Sue Daniels

Members of public: Four

In attendance: Councillors Sam Charles, Francesca Byrne and Stuart Dyne

1/20 Apologies for absence: Councillors Maria Robbie and District Councillor Roger Bentote

Co-Options - Councillors Sam Charles, Francesca Byrne and Stuart Dyne were nominated to the committee – unanimously agreed.

2/20 Declarations of Interest: None.

3/20 Minutes of the Planning Committee meeting held 02 December 2019 were agreed and signed. There were no matters arising.

4/20 Public Participation – Neighbours of the property on application 19/02736/FUL had not objected to the change of use to residential but had not previously been aware of the scale of the development. An increase in volume of traffic, together with a lack of privacy to both the house and gardens was likely to have an adverse effect on their enjoyment of the property. The trees do not provide adequate screening and there is insufficient room to plant suitable screening on the applicant's side of the boundary. There is also an issue with drainage to the neighbour's cesspit.

A resident complained again about speeding on Shirrell Heath High Street and enquired about the use of village gates to slow traffic.

5/20 Response to Public Participation – The committee's response to the development in Shirrell Heath is reflected in the comments below.

Village gates have previously been considered but result in additional maintenance and very soon become dirty and surrounded by vegetation. Their effectiveness in slowing traffic is not proven but the Parish Council will be introducing other measures in an attempt to reduce speeding.

6/20 New applications decisions/comments in **bold**

Case No: 19/02542/HOU Comments by: 07 January extended to 08 January 2020

Applicant: Mr and Mrs Lancaster

Proposal: [Construction of granny annex extension over existing garage](#) 

Location: Ivy Cottage Turkey Island Shedfield SO32 2JE

Shedfield Parish Council wish to comment on this application as follows:-

The biodiversity statement is incorrect in that the garage is immediately adjacent to a SINC containing heathland and broad-leaved woodland

Construction of the annex should not damage the local environment

If approved, it should be a condition that the annex must be ancillary to the main building and cannot be sold as a separate property

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Case No: 19/02619/LDP Comments by: N/A
Applicant: Mr M Daniel
Proposal: [No description was supplied by the Portal](#)
Location: 55 Forest Close Waltham Chase SO32 2ND

**Shedfield Parish Council wish to comment regarding this application as follows:-
Materials used should be in keeping with existing properties and the style of Forest Close
The dormers should be tile hung to match existing**

Case No: 19/02673/HOU Comments by: 15 January 2020
Applicant: Miss S Walker
Proposal: [ERECTION OF CONSERVATORY TO THE REAR](#)
Location: 8 Edwards Close Shedfield SO32 2HB

No objection or comment

Case No: 19/02680/HOU Comments by: 15 January 2020
Applicant: Mr S Hodges
Proposal: [ERECTION OF CONSERVATORY TO THE REAR](#)
Location: 7 Edwards Close Shedfield SO32 2HB

No objection or comment

Case No: 19/02736/FUL Comments by: 15 January 2020
Applicant: Mr P Byng
Proposal: [Works, to include formation of new window and door openings, cladding to exterior and landscaping, to facilitate approved Change of Use from B8 to C3 Use](#)

Location: Land West Of Gravel Hill Shirrell Heath Hampshire

Shedfield Parish Council object to this application as follows:-

The proposed density is considered as overdevelopment of the site

There is a lack of amenity space

The type of housing planned is out of character with the area

There would be very substantial loss of privacy to the neighbouring property's front and rear gardens, the patio and the back of the house

The quiet enjoyment of the neighbouring property would be compromised due to increased noise

If approved, there should be the following conditions:-

A means of slowing traffic turning off Gravel Hill must be provided, possibly including narrowing the access

A footway from the development to Gravel Hill House would be required to ensure the safety of residents

We would need to be assured that provision for adequate drainage and a suitable sewage system is in place

Glazing to upstairs windows should be obscured to maintain privacy for both existing and new residents

7/20 Decisions:

Case No: 95/03005/OLD
Proposal: Welding repairs and repairs to motor vehicles and farm equipment with vehicles awaiting repair or collection parked in the open. This use falls within Class B2 of the Town & Country Planning (Use C...

Location: Workshop Cambria Clewers Hill Waltham Chase Southampton Hampshire SO32 2LN

ACCEPT Non-material Minor Amendment

Case No: 19/00752/LDP
Proposal: The work proposed falls within The Town and Country Planning (General Permitted Development) (England) Order 2015 as Class A work.
Location: Garden House Pricketts Hill Shedfield SO32 2JW

No objection or comment – LDC Permitted

Case No: 19/01781/HOU
Proposal: New garage and store rooms above (re-design and replacement of the garage approved within 16/01576/FUL)
Location: Fairgone Black Horse Lane Shedfield SO32 2HT
Objection- Application Withdrawn

Case No: 19/01850/FUL
Proposal: Single storey side extension (annexe) and change of use of land from agricultural to residential.
Location: Sandyfields Black Horse Lane Shedfield SO32 2HT
No objection or comment – Permission Granted

Case No: 19/02107/FUL
Proposal: Construction of a replacement dwelling
Location: The Tree Nursery, The Barn North Of Sandy Lane Sandy Lane Shedfield SO32 2HQ
No objection or comment – Application Refused

Case No: 19/02240/HOU
Proposal: Demolition of existing annexe, music room and garage and proposed roof conversion and construction of new garage and music room.
Location: Nestledown Curdrige Lane Waltham Chase SO32 2LD
No objection or comment – Permission Granted

Case No: 19/02363/HOU
Proposal: Proposed rear ground floor kitchen extension
Location: 47 Heathlands Shedfield SO32 2JD
No objection or comment – Permission Granted

Case No: 19/02368/PNACOU
Proposal: Change of use from agricultural barn to dwelling house
Location: Barn Black Horse Farm Solomons Lane Waltham Chase Hampshire
Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q applies – No objection or comment – Permission Granted

Case No: 19/02464/HOU
Proposal: Erection of detached car port and attached garage
Location: Oak View High Street Shirrell Heath Southampton Hampshire SO32 2JH
No objection or comment – Permission Granted

Case No: 19/02471/LDP
Proposal: Two storey rear extension.
Location: Arcadia Winchester Road Waltham Chase SO32 2LX
No comment required - Permitted Development - LDC Permitted

8/20 Enforcements –

- i) Forest Gardens – Paperwork currently with legal department
- ii) Equestrian Centre.- Councillor Coleman is willing to accompany Enforcement Officers on an inspection of the site
- iii) Equestrian Fencing – Update received, further planning application to be submitted
- iv) Hillcrest Farm – Request further action is taken
- v) Dell Cottage – Case officer to contact directly with update

9/20 Current Developments

- i) Forest Road. Footpath through to Beaucroft Road will be the last task completed before the contractors leave site – due by end of January. The play area has been surfaced and is a useful addition to the development.
- ii) Sandy Lane. Bull Lane road closure now due to commence on 07 January, Councillor M Jones to request updated completion date...Relevant teams at Highways are aware of the issues regarding carriageway widening and drainage issues and will carry out investigations.

10/20 Highways and Pavements:

- i) Culverlands Corner – Work incomplete, hard strip to outline carriageway for lorries turning is to be constructed, date to be advised
- ii) Forest Road – Request for pedestrian crossing - Acknowledgement received
- iii) Request plans for Canford Close parking bays
- iv) Request re-instatement of verge on Gravel Hill

11/20 Swanmore Village Design Statement – Noted. Shedfield VDS will require updating in due course.

12/20 Parish Lengthsman – Proposed tasks for next visit on 12 February – Remove leaves from pavement B2177 and Red Leaves, Bull Lane.

13/20 Rights of Way

- i) Wickham Vineyard - Request meeting with Manager to discuss
- ii) Priority Cutting list - Unchanged

14/20 Next Agenda – Include speed watch and SLR. Ask for new contact at Hampshire Constabulary and verify situation with regards to equipment, potential sites and training.

With no further business to discuss the Chair closed the meeting at 9.15pm