

SHEDFIELD PARISH COUNCIL

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

MINUTES OF PLANNING COMMITTEE MEETING HELD 7.15 PM MONDAY 06 APRIL 2020 VIA ZOOM

Present:

Parish Councillors: Jim Coleman, presiding, Arthur Reading, Sam Charles, Francesca Byrne and Stuart Dyne

Planning and Projects Officer: Sue Daniels

Members of public: Two

In attendance: District Councillors Roger Bentote, Linda Gemmell and Vivian Achwal
Tree Warden Peter Milla

50/20 Apologies for absence: Councillors Maria Robbie, Stuart Jones and Margaret Jones

51/20 Declarations of Interest: None

52/20 Minutes of the Planning Committee meeting held 02 March 2020 were agreed and signed. There were no matters arising.

53/20 Risk Register – Nothing relevant to this committee to be considered.

54/20 Public Participation – members of the public raised issues regarding the amended plans for land west of Gravel Hill, which are reflected in the comments below.

55/20 New applications decisions/comments in **bold**

Case No: 19/02736/FUL Comments by: 01 May 2020

Applicant: Mr P Byng

Proposal: [\(Amended Description\) Works to building, to include formation of new window and door openings and cladding to exterior, to facilitate approved Change of Use from B8 to C3 Use.](#)

Location: Land West Of Gravel Hill Shirrell Heath Hampshire

Shedfield Parish Council re-iterate the previous objections 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

We would also like to add the following comments:

Obscured glazing to only three of the upstairs windows is immaterial if other windows are overlooking the neighbouring property.

Although we did not object to the change of use, the total number of potential occupants and their vehicles is considered excessive for this development

We understand the option to demolish the existing building and replace with five homes was dismissed at the pre-application stage. Shedfield Parish Council would, however, support demolition and the building of an appropriate number of suitably located and orientated separate dwellings on this site.

Shedfield Parish Council request that this application is considered by committee if the case officer is minded to recommend approval.


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Case No: 20/00262/FUL Comments by: 30 March extended to 08 April 2020
Applicant: Mr P Smerin
Proposal: [Replacement dwelling](#) 
Location: Oak Villa Twynhams Hill Shirrell Heath SO32 2JL
No Opportunity to comment, Case Officer apologies received – Application Permitted

Case No: 20/00269/FUL Comments by: 02 April extended to 08 April 2020
Applicant: Mr and Mrs Modak
Proposal: [Erection of new farmhouse \(amendment to the design of implemented permission 11/02292/FUL\)](#). 
Location: Black Horse Farm Solomons Lane Waltham Chase SO32 2LY
No comment or objection

Case No: 20/00516/HOU Comments by 28 April 2020
Applicant: Ms S Emery
Proposal: [Proposed side and rear extension and loft conversion.](#) 
Location: Longworth Solomons Lane Shirrell Heath SO32 2HU
No comment or objection

Case No: 20/00605/TPO Comments by:11 April 2020
Applicant: S Curtis
Proposal: [T1 Oak - remove major deadwood, reduce lateral branches over No 42/44 by up to 3 metres to maintain the tree to its surroundings.](#) 
Location: 42 Clayhill Close Waltham Chase SO32 2TU
No comment or objection

Case No: 20/00639/LDC Comments by:15 April 2020
Applicant: Mr P Mifsud
Proposal: [Implementing planning consent. Work started within 3 years of planning consent.](#) 
Location: The Barn North Of Sandy Lane The Tree Nursery Sandy Lane Shedfield Southampton Hampshire SO32 2HQ

Shedfield Parish Council are unable to comment on whether the work completed constitutes implementing the planning consent but would like to note that there appears to be a discrepancy in the location plan as it refers to Lot 2, rather than the middle barn for which prior approval was granted.

56/20 Decisions:

Case No: 19/02151/FUL
Proposal: Erection of 3 bed Bungalow with front facing dormer on land to the rear of no. 9 and no. 10 Clubhouse Lane with access onto Chase Grove.
Location: Land To The Rear Of 9 And 10 Clubhouse Lane Waltham Chase Hampshire
No objection or comment - Application Permitted

Case No: 19/02856/FUL
Proposal: To install a new 55 population pumped outlet Marsh Ensign Sewage treatment Plant, to replace existing sewage tank
Location: Sandy Acres Sandy Lane Shedfield SO32 2HQ
Comment – Application Permitted

Case No: 20/00026/FUL
Proposal: Erection of a general purpose agricultural storage building
Location: Land At Black Horse Lane Shedfield Hampshire
No objection or comment - Application Permitted

Case No: 20/00149/TPC
Proposal: T1 Pine - Fell. Advised by tree surgeon there is the possibility of disease. Need to remove dead branches but felling completely may be the only safe option.
Location: Church Office Church Road Shedfield Southampton Hampshire SO32 2HW
No objection or comment - That no objection be raised

Case No: 20/00178/HOU
Proposal: Rear single storey extension
Location: 81 Provene Gardens Waltham Chase Southampton Hampshire SO32 2RW
Agreed by e-mail – No objection or comment - Application Permitted

Case No: 20/00179/HOU
Proposal: Construction of rear dormer window
Location: Garden House Pricketts Hill Shedfield SO32 2JW
No objection or comment - Application Permitted

Case No: 20/00262/FUL
Proposal: Replacement dwelling
Location: Oak Villa Twynhams Hill Shirrell Heath SO32 2JL
No Opportunity to comment – Application Permitted

Case No: 20/00289/HOU
Proposal: Single Storey Side and rear Extension
Location: 39 Provene Gardens Waltham Chase SO32 2LE
No objection or comment - Application Permitted

57/20 Appeals

Case No: 19/02107/FUL Ref No: 20/00009/REF
Written Representations by: 01 May 2020

Construction of a replacement dwelling

The Tree Nursery, The Barn North Of Sandy Lane Sandy Lane Shedfield SO32 2HQ
Appeal Ref: APP/L1765/W/20/3247307

Shedfield Parish Council did not object to this application – no representation required

Case No: 19/00242/FUL Ref. No: 20/00004/REF
Written Representations by: 01 May 2020

Change of use of redundant agricultural buildings to workshop for the production of wood products. Change of use of agricultural land to extend existing timber yard for timber storage. Repositionin...

High Ridge Farm Hospital Road Shirrell Heath Southampton Hampshire SO32 2JR

Appeal Ref: APP/L1765/W/20/3245248

Shedfield Parish Council have previously submitted strong objections to this application – no additional representation required

58/20 Lengthsman scheme – Renewal Invite received – agreement to remain in the scheme for a further year to be submitted to scheme administrator

59/20 Current Developments

- i) Sandy Lane. – Drainage works update – currently suspended
- ii) Church Road/Sloane Park - New property – Hawthorn hedging request forwarded – to be reiterated before works on site is concluded

60/20 Highways and Pavements:

- i) Culverlands Corner – Response from Operation Resilience awaited
- ii) Shedfield crossroads collision- Highways aware and awaiting police details
- iii) Footway from Gamblin’s Lane to Solomons Lane – Improvements postponed
- iv) Canford Close - Parking Scheme Improvements and traffic disruption – works complete and damage made good
- v) Solomons Lane – HGV’s Issue raised with Highways -no solution found
- vi) Electric Vehicle Charging points – some locations are known but may require supplementing in due course
- vii) Curdrige Lane – flooding update awaited
- viii) Provene Gardens/Provene Close – New road markings requested.
- ix) Abandoned signage – Correspondence sent to Highways by District Councillor Bentote – some signs have now been collected but there are still a number left on the roadside – to be monitored

61/20 New Property Address – Land adjacent to Glenville, Twynhams Hill

Property now known as: Oakley
 High Street
 Shirrell Heath SO32 2JN

62/20 Street Lighting – PFI price rise with effect from 01 April 2020 - noted

63/20 Rights of Way

Footpath Car Parking Area and Three Choirs Vineyard Boardwalk – Councillor Coleman has liaised with the manager of Three Choirs Vineyard, but any meeting has been postponed for the time being

64/20 Meeting with St John the Baptist School re proposals for speed limit restriction signs – A meeting was planned for last month but has now been postponed

65/20 Speed Limit Reminders – Appendix 2 and Appendix 5 are currently being revised prior to submission.

66/20 Speedwatch

- i) Equipment – Agreement reached to delay purchase until a date for training can be arranged following lifting of current restrictions
- ii) Locations – Confirmation of suitability of additional locations is awaited
- iii) Volunteers – A provisional date for an autumn training session has been requested

With no further business to discuss the Chair closed the meeting at 20.20hrs