

Minutes of the Meeting of Froxfield & Privett Parish Council held at Froxfield Village Hall on Thursday the 11th August 2016 at 7.30pm

Present: John Ellis (Chairman), Peter Doyle (Vice Chairman), Richard Moss, Dave Rymer, Philip Madgwick, Tim Passingham, District Councillor Nick Drew (from 8.40). In attendance Helen Marsh the Clerk and six members of the public

1.6.16 Apologies for absence Apologies were received from Dave Redding and Matt Povey

2.6.16 Comments from the public or press

- a) A representative of the Barnet Side Farm applicant gave an update to the councillors. Discussions had been held with the neighbour who had raised concerns over the ridge height of Plot 2. Although the height had not be altered the house would be moved further away from this neighbour and he commented that the new house would be much smaller (not lower) than the original. Cllr Rymer asked for adequate on site parking for all construction vehicles, as parking on the highway was significantly disruptive particularly for neighbours. The representative confirmed that all construction vehicles would be accommodated on site. Cllr Rymer also questioned the use of the layby. It was stated that this is for improving visibility for access and not for parking. Improvements to the landscaping were also discussed.
- b) A spokesperson, on behalf of four members of the public put forward their concerns over the Lambing Shed, Soalwood Lane planning application. These are itemised below
- Increase in vehicle movements to 12 each morning and evening, an increase from 3. In contradiction of the Planning Statement
 - The time allowed had been extended from 07.30 – 18.00 to 06.30 – 21.30. In contradiction of the Planning Statement
 - The road surface having been repaired had already eroded
 - Vehicle size and scale is not suitable for these narrow single track country lanes which also pose a considerable risk to walkers and riders.
 - Highways traffic movement survey has not been fully complied with, only 11 full days being recorded the remaining 6 are half days only.
 - The traffic survey recorded movement on Sundays in contradiction of the statement that weekend and bank holiday movements to be restricted to 08.00 - 13.00.
 - The traffic movements show someone is living on site
 - The passing places described are 3 private driveways and 3 gateways. Private entrances are not acceptable
 - An entrance track had been laid through a field without permission.
 - The planning notice is not displayed
 - No structural survey has been conducted on the barn
 - A submitted photograph of the applicant's site at Liss confirms it is suitable and big enough for their business.
 - C14 Policy, Community Use, this is not relevant as the business is run elsewhere.
 - Permission for outside storage had been refused

A member of the public suggested to Cllr Rymer that it was noted that comments made previously appeared to be in support of the application.

Cllr Rymer asked for further information.

The member of the public said it concerned the fact that Cllr. Rymer had said that neighbours of the application site would not be affected by the proposed development. Cllr Rymer expressed surprise that any comments he had made could be thought to support the application and went onto try to identify where any confusion may have arisen.

The following points were made.

During the meeting on 12th May Cllr Rymer presented and commented on the application. Part of the report concerned the following reference to neighbours.

Under the heading - Impact on neighbours amenities. The comment was – There are no very close neighbours whose amenities would be affected by the retention of use.

The above comment and others arising from the report were discussed during the meeting on 12th May 2016 following the presentation and it was noted that members of the public in particular had said that neighbours had complained of noise. Accordingly in preparing the Consultee Comments (dated 19th May) for submission to EHDC Cllr Rymer revised the note to read as follows.

There are no very close neighbours whose amenities would be affected however those that are close have complained of noise.

Cllr Rymer went on to try to explain the difference between affect on neighbours and impact on their amenities.

When referring to neighbours amenities this consideration forms part of the usual assessment of any application and is an assessment as to whether the development is likely to have an unacceptable impact on the amenity of occupiers of neighbouring properties through LOSS OF PRIVACY OR EXCESSIVE OVERSHADOWING. Matters concerning safety, generation of pollutants such as dust, noise, light etc. are dealt with when assessing the application against given policy.

Cllr Rymer asked the member of the public as to where or how the comments had originated and it was said that many people had talked it about. Cllr Rymer wished to make it clear that should any members of the public have any concerns regarding comments made in respect of any planning applications that they are raised in the first instance either in a meeting or by direct approach rather than assumptions being made.

Cllr. Rymer specifically asked for the foregoing points to be minuted.

3.6.16 Approval of the minutes The minutes of the meeting of 14th July were agreed and signed.

4.6.16 Matters Arising – there were no matters arising

5.6.16 Declarations of Pecuniary Interests Declarations were made by Cllr Ellis on item 8.6.16(e) as being involved with the applicant. Item 8.6.16(d) Cllr Madgwick as neighbour
The chairman altered the order of the meeting as Cllr Drew had been delayed

7.6.16 Report from County Councillor Cllr Clark was not in attendance

8.6.16 Planning

- a) **SDNP/16/03350/FUL** Barnet Side Farm, Redevelopment of B8 storage for 2 detached dwellings, garaging, stabling Landscaping and junction improvements. After some discussion it was resolved NOT TO OBJECT to the application but these comments would be included –

If permission is granted for this application The Parish Council has requested that consideration be given to the inclusion of the following conditions.

1. *That all Permitted Development Rights be removed.*
 2. *That the applicant will amend and if need be submit for approval proposals previously approved (SDNP/15/03568/FUL) in respect of change of use to residential of the building known as the Barn. The purpose of this is to ensure the two applications work together and that all required parking and amenity space is properly allocated*
 3. *That use of the roof spaces in each plot is restricted to storage and maintenance of plant only. No habitable accommodation.*
 4. *That the applicants ensure that when construction works are undertaken that adequate provision is made for parking of contractors vehicles on site and not parked on the carriage way of the C18.*
- b) **SDNP/16/03335/FUL** Newmans Cottage Newmans Lane, Detached garage with room over and external staircase. CP27, the design consultation, the ridge height and the change of materials from softwood boarding to oak were discussed. Although in a conservation area no comment had been made by a conservation officer. After an unanimous vote it was resolved to submit a NO OBJECTION comment with these additional observations

If permission is granted for this application The Parish Council has requested that consideration be given to the inclusion of the following conditions.

1. *That the applicants ensure that when construction works are undertaken that adequate provision is made for parking of contractor's vehicles on site.*
 2. *That the building is not sub let or sold and is used as ancillary accommodation to the main dwelling*
- c) **SDNP/16/03405/HOUS** Warren House, Detached artist's studio and detached garage following demolition of outbuildings. Cllr Rymer commented that the buildings had been moved from a central cluster to being scattered with larger buildings but they were well screened on all levels and good traditional materials were to be used. It was resolved to raise NO OBJECTION with the following observations to be made

If permission is granted for this application The Parish Council has requested that consideration be given to the inclusion of the following conditions.

1. *That the applicants ensure that when construction works are undertaken that adequate provision is made for parking of contractor's vehicles on site.*
 2. *The use of the two buildings be restricted to be ancillary to the principle dwelling and not be sublet or sold either on a short term or permanent basis*
- d) **SDNP/16/03598/CND** Broadhanger Broadway, Variation of Condition 6, SDNP/14/05251/FUL, to allow part of roof space to be used for purposes of non-habitable accommodation and domestic storage. The councillors unanimously voted to OBJECT to this application under these grounds

Compliance

Policy H16 applies which seeks to retain a range of dwellings of varying sizes in the countryside.

The submitted proposals include for the installation of a continuous staircase from Ground floor to second, the subdivision of rooms along with cupboard space and a bathroom. Whilst in theory the provision of such accommodation can be properly described as being

non-habitable it is a clear attempt to erode the restriction on dwelling size that was placed on the development as part of the original consent.

Variation of the condition as per the application would allow the developer to market the dwellings with use of the Second Floor albeit with restrictions. This would have a significant positive effect on monetary value thus altering the position of the houses in the hierarchy of housing supply with regard to affordability

If the variation is permitted it would then prove very difficult if not impossible for Compliance officers to monitor use in accordance with the imposed restrictions as the argument between habitable and non-habitable accommodation becomes very confusing and open to interpretation

Approval of the application would also mean that it would prove extremely difficult for officers to oppose any further applications for development in terms of change of use to habitable and insertion of opening windows by home owners.

Policy H16 requires for buildings to be measured across external walls meaning that the additional floor area would amount to 80m². The applicant's agent has suggested that the floor area would be much less as the available space should be measured to a height of 1.6m from floor level to skieling. The increase in floor area, if measured externally, (as required by Policy H16) represents a significant increase in usable floor area and is therefore in conflict with Policy H16.

The applicant has already provided provision within the house build for use of the second floors and has sought now to take the first steps to rationalise the use. The proposed floor layouts and inclusion of a bathroom amounts to a material change in the building's character and position in the housing supply hierarchy.

- e) **SDNP/16/01686/FUL Lambing Shed, Soalwood Lane** Change of use from redundant agricultural barn and associated land to B8 storage use, retention of portaloos and earth bund. After further discussion and taking into account the comments made by residents it was resolved to OBJECT to the application.
- f) **SDNP/16/03401/TEL** Hermitage Farm, One 0.6m diam. dish on existing mast at 27.20m NO OBJECTION
- g) **Parish Council Planning Policy** to be discussed at the next meeting. Cllr Passingham commented that the draft produced by Cllr Rymer was excellent.
- h) **Compliance** – Cllr Drew had requested a further meeting. Neither a response had been received to this letter or from Leslie Wells.

9.6.16 Report on Playground/ Recreation Ground

- a) **Playground works and issues update** – Cllr Ellis was still trying to arrange a date for a meeting with the village hall committee, the cricket club and the parish council to discuss the communal areas. The clerk would arrange for a notice to be made for the playground displaying contact details, for use by residents in the event of any concerns or faults with the equipment. Cllr Moss confirmed that the tree in the playground had been cut. Cllr Rymer said that the contractor was struggling to get the right fence post but it should be installed by next week. Cllr Moss said the basketball net had rotted and it was agreed he should remove it but it need not be replaced. Cllr Moss agreed to top up the bark before children were due back in school after the summer break. A quote had been received from F Mayell of £800 to give the recreation ground hedges a hard cut, was deemed expensive and would be discussed again.
- b) **Weekly Inspections** The clerk took possession of the weekly reports

6.6.16 Report from District Councillor Drew

HCC are leading resident's feedback sessions and recommended that councillors attend. It was expected that more sessions would be organised in East Hampshire. Cllr Drew asked for councillors to advise the village shop on the CC Grants for local business. When a meeting with the compliance team was arranged he invited the councillors to attend.

10.6.16 BOAT Issues

- c) **Green Lane** Cllr Rymer said the work on Green Lane had been finished. The contractor had cut some extra drainage channels free of charge. The clerk was asked to contact the relevant teams to process the release of funds. He envisaged the next stage of works would be in the region of £4,500.
- d) **Ridge Top Lane** The funding had been applied for and would be discussed at the next meeting if a decision had been made.

11.6.16 Road Issues On-going road works on Stoner Hill were causing unacceptable inconvenience to residents and businesses in Froxfield. It was felt the work to little used pavements was unnecessary as was closing the road only to provide an alternative walkway. Any advance information received from Hampshire Highways or displayed by their contractors had been insufficient, inaccurate and unacceptable. Cllr Redding received a complaint from residents living close to Coles House that building contractor's vans were being driven at unsafe and irresponsible speeds along Merepond Lane at around 7.30am. The clerk was asked to write to the owner Mr Michael Hall to request that he ask his contractors to drive a little more considerately.

12.6.16 Finances Cheque numbers 300447 – 300450 were agreed and signed. A query arose with an invoice from the cricket club, the payment of which was postponed until after the joint meeting with the cricket club, village hall and parish council. In addition to the cheques itemised on the monthly financial statement a cheque for £700 was approved for the Frank Mayell for the grass cutting.

13.6.16 Correspondence, letters circulated prior to the meeting.

- a) **Eileen Riddiford, Lupton Cottage, Very slow broadband speeds.** Cllr Drew recommended that Glen Peacey for HCC and Rob Mocatta for EHDC be invited to the next Parish Council Meeting to give a response to the letter and an update on improvements to broadband.
- b) **Frank Joyce, Grays, Ridge Top Lane, Dog Fouling.** The clerk would contact the dog warden
- c) **Dave Bate, Hedge Cutting** In response to previous letters to request that landowners cut their hedges a complaint had been received about a hedge in Hurst Lane. The clerk was asked to reply to Dave Bate. Cllr Madgwick would list all the owners of overgrown hedges for writing to in the autumn.

14.6.16 Future Agenda Items No additional agenda items

There being no further business the meeting closed at 9.50pm.

Signed..... Dated.....
Chairman