

DAMERHAM PARISH COUNCIL

Minutes of the Additional Planning Meeting of Damerham Parish Council

Held in Damerham Village Hall on
Monday, 12th August 2013 at 7.30 p.m.

Present

Cllr. P. Tandy (Chairman)
Cllr. S. Langdown
Cllr. Mrs. C. Godber

Cllr. D. Crane
Cllr. B. Vincent
Cllr. R. Gilbey

(Minutes taken by Cllr. Gilbey)

Public Participation – As no members of the public attended the meeting, the 10-minute period for questions was set aside.

- 1. Apologies:** received from Cllr. Perrens
- 2. Declaration of Interests:** Cllr. Tandy declared an interest in the planning application 13/10925 as it referred to the adjoining property to his home.
- 3. Planning Applications**

3.1 13/10830 Lopshill Farm – Single storey extension to ancillary building.

Cllr. Tandy pointed out that this property was subject to an S.106 restriction in that it cannot be sold separately to the existing property without reference to the planning authorities. He also pointed the farm buildings are subject to an agricultural use restriction.

This property has been subject to a number of applications in the past, but in most cases, old buildings have been demolished and replaced with new. This new application will keep the building within the 30 % development rules.

The meeting decided to approve the application without reference to the Planning Officer – “3 Approve ”

Proposed by Cllr. Gilbey. Seconded by Cllr. Langdown and voted unanimously in favour.

3.2 13/10856 1 Coote Cottages – Single Storey rear extension.

This application is to demolish a “lean to” rear extension and replace with a larger more permanent structure.

Cllr. Tandy pointed out that the Tree Officer had concerns regarding the proximity of trees to the footprint of the planned extension, but he was of the opinion that this would not have any impact on the new building.

Cllr. Tandy also pointed out that the planned extension is well within the 30 % rule.

The meeting decided to approve this application without reference to the Planning Officer – “3 Approve ”

Proposed by Cllr. Vincent. Seconded by Cllr. Mrs. C. Godber and voted unanimously in favour.

DAMERHAM PARISH COUNCIL

Minutes of the Additional Planning Meeting of Damerham Parish Council

Held in Damerham Village Hall on
Monday, 12th August 2013 at 7.30 p.m.

3.3 13/10925 Channel Hill Farm – Barn change of use as residential dwelling (use class C3); external alterations to include new windows, roof-lights, doors, cladding, slate roof & flue; parking and landscaping.

As this property is adjacent to Cllr. Tandy's house, he had declared a personal interest and stood aside as Chairman for this part of the meeting. Cllr. Langdown took the chair.

A number of concerns were raised regarding this application.

1. Cllr. Langdown raised the question of the vehicle access as shown on the plans being too close to the junction of Littlemill Lane and North End.

One major aspect was the poor visibility towards the Littlemill Lane corner, with the limited space for parking, he felt that if any visitor had to park outside the boundary, this would be a considerable hazard to traffic using this junction.

Cllr. Gilbey queried as to whether parking and access would be better suited to being in Littlemill Lane.

2. Cllr. Crane raised the question of the roof lights in the two-storey part of the building in that they would impinge on the privacy of the adjacent property (Old Channel Hill Farmhouse), which has windows that could be overlooked from these roof-lights.

If these roof-lights were to be sited on the Littlemill Lane side of the property, there would be no problem with the nearest house in that direction (Threeways Cottage) as this has a blank wall at its end without any windows.

3. Cllr. Gilbey raised the question of privacy between this property and the adjoining property (Old Channel Hill Farmhouse) with the common boundary consisting only of a trellis fence that would be bare in the winter.

The plans propose a hedge of beech, hawthorn and blackthorn but this would not be a very substantial screen between the properties even when it reached maturity.

4. Cllr. Langdown raised the subject of drainage and oil/gas storage. There is no indication on the plans as to the location of a septic tank on the property. The notes state that mains drainage would be used – but there is NO mains drainage in Damerham.

He also raised the question of the location of an oil or gas tank. The problem of vehicular access for deliveries and septic tank waste could be resolved if the entrance to the property was via Littlemill Lane – with the septic tank and oil/gas tanks being at that end of the site as well as the parking.

In summary, Cllr. Langdown and others felt that there were a number of points that would need clarification before the Damerham Parish Council could approve this application.

Cllr. Crane proposed to turn down this application in its present form and this was seconded by Cllr. Vincent. A “4 Refuse ” response was unanimously voted by the meeting.

DAMERHAM PARISH COUNCIL

Minutes of the Additional Planning Meeting of Damerham Parish Council

Held in Damerham Village Hall on
Monday, 12th August 2013 at 7.30 p.m.

4. Any other items that the Chairman considers to be urgent.

No other matters were raised.

5. Any other business (of a minor nature)

a) The question of the War Memorial was raised by Cllr. Vincent. It was decided to endeavour to get a second quote in time for the next meeting and this would be put on the agenda.

b) The ownership of the footbridge was raised by Cllr. Crane.

Cllr. Tandy said that he was trying to resolve this matter with Hampshire County Council, but they are proving reluctant to take on responsibility for the required maintenance. He will try to resolve this matter in time for the next meeting.

6. Date of next meeting (Monday 9th September at 7.30 pm – not 7.00 as per the agenda)