

DRAFT

Overton Parish Council

Clerk: Laura Harley, Oak Tree Lodge, Roundwood, Micheldever, Winchester, SO21 3BA.

Minutes of the meeting of the parish council held in the Community Centre at 7.30 pm on Tuesday 26th October 2010

PLANNING COMMITTEE

Present: David Llewellyn (Chairman), Maggie Atkins, Peter Baker, Brian Langer, Lucy Sloane Williams. Mr and Mrs Miller and two agents acting on their behalf re BDB/73184.

1. **Apologies for absence**
Laura Harley (Clerk); Tom Ridler, Tony Leach, Jacky Lessware (there may be others Laura knows about)
2. **Matters arising from previous meetings**
2.1 Re: 25 Glebe Meadow
The chairman reported that BDBC had responded to the questions raised over the construction of a garden shed, thought to be without planning permission, stating that the house owner had been served a letter stating that the shed required planning permission and inviting the owner to submit a retrospective planning application. It was understood that construction of rooms in the roof space had also been undertaken without planning permission and that too was being dealt with by the BDBC in a similar way.
3. **Declarations of interest by councillors**
None
4. **Planning applications considered**
BDB/73184 - erection of new dwelling and widening of existing access at The Old Rectory, Bridge Street
This was the second application considered for this property and in the interim the agents had made a presentation to the Committee earlier this year.

A lengthy discussion took place between councillors and between them and the agents who had had meetings with BDBC officers on both the property design and statutory/technical issues. Changes has been made to the west elevation, the pitch of the garage roof, the more traditional pyramidal bay to the south elevation. Arguments against BDBC' officer's desire for a modern design had been successful and the use of brick and flint, rather than just brick, had resulted in a design and materials more in keeping with the vernacular style associated with chalk countryside.

No objection had been raised by BDBC officers on proposed changes to the vegetation on the site, nor by the highways authority to the access issues relating to Bridge Street.

The agents considered that the objections to infill development outside the current settlement boundary could be overcome by complying with exceptions permitted under policy D6 (para5,2) relating to sustainability.

Specific comments and questions from councillors included overcoming known sewage problems in the area (PB and MA); concern that supporting the application without qualification could open the floodgates to other sites outside the settlement boundary (MA); any known reaction to the application from Glebe Meadow residents (BL); energy conservation plans (LSW); the need for OPC to be very clear why this exception to current planning guidelines might be justified, eg sustainable development could be justified more readily here than with the SHLAA proposed sites (BL); the nature of the driveway – materials etc (DL); clarification on the status of the riverside zone (DL).

The committee decided unanimously NOT TO OBJECT to the application, with the following qualifications. OPC should ask Cllr Tilbury, who was believed to be a member of BDBC's Development Control committee to ensure the application was taken to committee and that OPC should be represented at that meeting to ensure that the case was viewed as an exception, as a result of its sustainability, and not a precedent with regard to development outside the current settlement boundary.

BDB/73244 – erection of a single storey front and side extension and two storey rear extension. Conversion of roof space to living accommodation with the construction of dormer windows to the front elevation at 21 Charledown Close.

There were concerns that the bulk and mass of the proposed extensions, resulting in a five bedroom property, would have a detrimental effect on neighbouring properties, most of which were bungalows. The property's footprint was being extended considerably. It was over development of the site. The loss of a two bedroom property could not be supported. The visual impact on views from the north side of the village could be detrimental – the property being out of keeping with its neighbours.

OBJECT (unanimous) and RECOMMEND SITE VIEWING.

BDB/73288 – construction of car park area suitable for 40 vehicles on land north of London Road

Although the surface would be permeable and not be of tarmac, there was concern that every effort must be made to ensure there is no adverse impact from water run-off on properties in Lambs Close, Station Road or Turnpike Cottages. Clarification was required on who would be responsible for the maintenance of the vegetation proposed on the east side bund and assurances that grass cutting could be undertaken without difficulty, presumably by BDBC. Assurances were required that it was not BDBC's intention to light the car park as the site was lit adequately by existing off site lights.

NO OBJECTION – subject to receipt of assurance on the above matters.

Any other planning application received between 21 – 26 September 2010

None

5. SHLAA/Local Development Framework

The current version was Version 6, details on BDBC's website, following a review by the Corporate Director in response to the three meetings held by the Planning Infrastructure Overview Committee during the summer. All four of Overton's 'earmarked' sites remained in the document.

There was a discussion relating to the inadequacies of the village's sewerage infrastructure and in particular the critical and very relevant facts that had come to light during DL's meeting with two Southern Water officials earlier this year, eg confirmation that the system was over capacity, that the pipework along the river had sunk causing back-ups, that the pumping station at Northington was over capacity. It was understood there was a five year capital expenditure plan which could not be changed and which contained nothing which would improve the situation in Overton. There was a limited maintenance budget used to react to problems but not prevent them happening. If not already done LH was asked to send a copy of DL's report to BDBC and for it to be raised again for wider debate within OPC.

ACTION CLERK

6. Other planning matters

PB raised the matter of excessive vegetation and the absence of lighting at the station overflow car parks. BL said, following a discussion with a De La Rue executive, he had asked the Clerk to add the item to the November OPC agenda as it was multi-topic and not just a planning issue.

ACTION CLERK

7. Correspondence

1) BDBC – notice of intent to crown reduce 3-4m 1 cherry and crown reduce less than 2m lilac at 15 Station Road
NO OBJECTION

2) BDBC – notice of intent to fell 1 semi-mature horse chestnut, reduce approx. six limbs by 1m semi mature maple and reduce height by approx. 4m 2 mature Lawson at Appleton Court, Winchester Street
NO OBJECTION