



MINUTES  
EXTRAORDINARY MEETING

West Meon Parish Council  
1st Feb 2024; 7.30pm; West Meon Sports Club

PRESENT:

Cllr Trenchard (Chair); Cllr Edwards; & Cllr Silk

In Attendance:

Mrs Joanna Tester (Clerk); & Cllr Pett (WCC)

Meeting started at 7.31pm

Item No.	Item	Discussion & Decision	Action
2603	Apologies	Apologies received & accepted from Cllrs Gedye, Thomson & Waller.	
2604	Disclosable pecuniary interests	None declared.	
2605	Requests for dispensations	None received.	
2606	Public questions & comments	Standing orders suspended for maximum 10 mins. No questions.	
2607	Resume standing orders	Agreed.	

2608	Planning Application - Westbury House Nursing Home	<p><b>Resolved:</b> that the PC has reconsidered planning application SDNP/23/05251/FUL - Westbury House Nursing Home, and submits the following comments to the SDNPA Planning Authority (to replace those approved at the Jan 2024 PC meeting; mins ref 2588):</p> <p>[Councillors unanimously voted to OBJECT to this application: no objection to the demolition &amp; rebuilding of Westbury House itself, but to the proposed lodge house. Clerk to draft a full response, linked to SDNPA Local Plan policies. Material considerations highlighted in original submission to also be included. Amendment to be made from original reference to ‘St John’s House’ to ‘St Nicholas’s Chapel’. To be approved by councillors present at the meeting before being submitted to the Planning Authority.]</p> <p>POST-MEETING NOTE: Final submission as follows:</p> <p>West Meon Parish Council (WMPC) OBJECTS to this application.</p> <p>While the PC has no objection to the demolition and rebuilding of Westbury House itself, the proposed lodge house on the north-western corner of the site is considered contrary to South Downs Local Plan Policy SD25.</p> <p>The proposed site for the new lodge house is outside of the West Meon settlement boundary. Policy SD25 (2) states that, as an exception, development will be permitted outside of settlement boundaries where it complies with relevant policies in this Local Plan, responds to the context of the relevant broad area or river corridor, and:</p> <ul style="list-style-type: none"> <li>a) It is allocated for development or safeguarded for the use proposed as part of the Development Plan; or</li> <li>b) There is an essential need for a countryside location; or</li> <li>c) In the case of community infrastructure, there is a proven need for the development that demonstrably cannot be met elsewhere; or</li> <li>d) It is an appropriate reuse of a previously developed site, excepting residential gardens, and conserves and enhances the special qualities of the National Park.</li> </ul> <p>WMPC believes that none of the conditions above are met within this application. The lodge is not part of a Development Plan, and no justification of ‘essential need’ has been demonstrated in the application. Crucially, the lodge is not a replacement for an existing building, and would be built on landscape currently open in character and with a rich and important heritage.</p> <p>Policy SD25 (3) states that in considering development proposals outside settlement boundaries within rural estates and large farms, positive regard will be had to the following:</p>	
------	--	---	--

		<p>a) The development proposals are part of a Whole Estate Plan that has been endorsed by the National Park Authority; and</p> <p>b) The development proposals deliver multiple benefits in line with the purposes and the special qualities of the National Park and in regard to ecosystem services.</p> <p>There is nothing in the application that suggests an endorsed Whole Estate Plan is in place, and the PC believes that the proposed location of the lodge development, as above, would have a harmful impact on the special qualities of the National Park.</p> <p>Policy SD20 (6b) states that development proposals will be permitted provided that they conserve and enhance the amenity value and tranquillity of, and views from, non-motorised travel routes and access land. The PC considers the siting of the lodge as having the potential to negatively impact the visual amenity of users of nearby rights of way, hence being contrary to this policy.</p> <p>WMPC would also like to highlight a number of material considerations, for the proposal in general, as follows:</p> <ul style="list-style-type: none"> <li>• A competent, regulated company for the removal of asbestos should be employed.</li> <li>• A comprehensive traffic management plan should be provided. The PC requests sight of this plan in advance of the start of works.</li> <li>• There is provision of protection for St Nicholas’s Chapel.</li> <li>• Potential impact on the River Meon is carefully considered. There is substantial flow of water through this land, and extensive existing flooding issues in West Meon.</li> </ul> <p>In summary, WMPC does not object to the demolition and rebuilding of Westbury House itself, but considers the addition of the lodge to be contrary to SDNPA’s Policies SD25 (2 &amp; 3) and SD20 (6b) would wish to see its removal from the application.</p>	
--	--	---	--

**The meeting closed at 7.56pm**

**Signed:**

**Cllr Trenchard (Chair)**

**Dated:**

**Signed:**

**Joanna Tester (Clerk)**

**Dated:**