

Minutes

Meeting of Ampfield Parish Council Planning Committee

Monday 05 August 2024, held in Ampfield Village Hall, 7:00pm to 8:05pm

Present:

Members of Ampfield Parish Council

Chairman Bryan Nanson

Vice Chairman Chris Ling

Cllr Jason Reeves

Cllr Julie Trotter

Others:

Three members of public (until 7:35pm)

Kate Orange, Clerk to the Council

Apologies

277. Apologies were received from Cllrs Julian Jones, Kate McCallum and Graham Roads.

Previous Minutes

278. The Minutes of the Meeting Monday 17 June 2024 were agreed and a copy was signed by the Chairman.

Interests

279. No Member declared any personal or pecuniary interest in any business for the Meeting.

280. Cllr Jason Reeves noted that his workplace backed onto the land which was the subject of application 24/01592/FULLS. This was not considered to be a declarable interest.

Public Participation

281. The meeting was adjourned at 7:03pm for public participation.

Members of public made representations on application '24/01592/FULLS, Erection of two detached dwellings, bin and cycle store and installation of Package Treatment Plant, Land To The Rear Of The Paddocks Winchester Road Ampfield'.

- A neighbouring resident had the same concerns for the current application as for the prior approved application for outline consent for a single dwelling on the site. Specific concerns were:
 - Discharge from the sewage treatment plant would be onto a footpath, draining into a highways ditch later.
 - The existing drains from 1-3 The Paddocks run under the site.
 - The application did not show how vehicles could manoeuvre on the site. Reversing out onto the A3090 was a high risk manoeuvre.
 - The access road was narrow and long. Bins needed to be walked over 100m to the roadside from a notional position of a bin store: it was further to the proposed houses.
 - A significant mature tree on the site was to have its crown lifted and its root protection area would be affected.
- A neighbouring resident also had the same concerns for this application as for the approved outline application.
 - It was back-land development where currently there was none.
 - Elevations of the proposed dwellings would overlook the rear elevations of the existing houses and also the gardens at The Paddocks, affecting the privacy of occupants.

- The construction of the proposed development would be disruptive to neighbouring residents. Noise of work on-site and vehicles using the access road, which ran close to a neighbouring house, would be intrusive.
- The access onto A3090 was a risk, as reversing in or out was dangerous. That there had been no accident on that stretch of the A3090 during the past five years was not relevant as the proposed dwellings would introduce the new hazard of vehicles reversing out onto the road.
- Any parking which may take place on the grass verges would obstruct the visibility for existing residents of The Paddocks, and was therefore unacceptable.
- The drains of The Paddocks pass under the site.
- A neighbouring resident added the following:
 - The proposal accepted that access for a fire appliance was impossible, which was proposed to be mitigated with sprinklers within the dwellings. This did not address how a fire in the outdoors or garages would be accessed.
 - The plans did not identify which windows would be frosted. Privacy was a concern as the proposed dwellings overlooked the gardens and rear of houses at The Paddocks.

282. The meeting was reconvened at 7:17pm.

Comment on Planning Applications

283. Current planning applications were considered and the comments for Test Valley Borough Council were agreed.

- a. **24/01592/FULLS**, *Erection of two detached dwellings, bin and cycle store and installation of Package Treatment Plant, Land To The Rear Of The Paddocks Winchester Road Ampfield Hampshire. **Comment: 'Objection'**, with reasons stated on the objection to application 21/02965/OUTS, and incorporating the concerns of the neighbouring residents.*
- b. **24/01680/LBWS**, *Erection of rear lobby and extension to boot room, alterations to and lowering of existing rear extension floor, extending the mezzanine in the extension to provide bedroom above, formation of passage at the rear and installation of 4 rooflights, Monks Barn Knapp Lane Ampfield Romsey Hampshire SO51 9BT. **Comment: 'No Objection'***
- c. **24/01679/FULLS**, *Erection of rear lobby and extension to boot room, alterations to and lowering of existing rear extension floor, extending the mezzanine in the extension to provide bedroom above, formation of passage at the rear and installation of 4 rooflights, Monks Barn Knapp Lane Ampfield Romsey Hampshire SO51 9BT. **Comment: 'No Objection'***
- d. **24/01732/HRWS**, *Application for Hedgerow Removal Notice for the removal of 525m of hedgerow to allow for the installation of critical public infrastructure, Rownhams Water Service Reservoir Upper Toothill Road Rownhams Southampton Hampshire SO16 8AL. **Comment: that Ampfield Parish Council had not been notified of the application as it should have been under The Hedgerow Regulations 1997, Regulation 5(3) and 5(4), and no notice under paragraph (1)(b)(i) or a hedgerow retention notice can be issued by TVBC until this has been done.***

RESOLVED

Chairman

Date