MICHELMERSH & TIMSBURY PARISH COUNCIL

Minutes of the Parish Council Meeting held on Wednesday 19th August 2014 at 7.30 p.m. at the Jubilee Hall, Timsbury.

Present:
Parish Councillors: Cllr. B. Davis, Cllr. D. Cowling, Cllr. J. Rhodes, Cllr. R. Fitzgerald, Cllr. B. Lucas & Parish Clerk, Katie Hardy
4 members of the public

1. Apologies
Cllr. Helen Palmer and Cllr. Peter Clark

2. Declarations of interest.
None was declared

3. Open Period
Several members of the public spoke expressing concerns about planning application 14/01811/FULLS.

Mr. Hutchins, (applicant) stated that he felt that the new application was an improvement on the previously-refused application, he pointed out that the Local Plan policy had been recised, and that he was willing to address neighbours' concerns where possible.

Mr. Koscian (neighbour) stated that the new site plan did not show the recently-built garage on the side of Willowbrook or the fence along Chapel Lane which has replaced a section of hedgerow.

Mr. Skilton (neighbour) stated that he feels the recently built garage at Willowbrook has changed the appearance of Chapel Lane. He also raised concern over the 'tight' entrance proposed for the new property and suggested that it would have to be widened in order to be of practical use, which would mean more of the hedgerow would have to be removed.

Mr Rackham (neighbour) raised queries about the location and width of the drive entrance and supported comments by other neighbours.

Cllr. Bob Davis asked who owns Chapel Lane.
The residents all agreed that the lane is an unadopted private lane which they have unrestricted 'right of access'. The ownership of the lane is currently under investigation.

Cllr. Bob Davis advised the residents that in his opinion matters relating to ownership of the lane, access rights, and whether the new garage at Willowbrook extended outside the boundary of the property, were not material planning considerations and would not influence the Council's (or Test Valley's decision.

Open Period Closed

4. Confirmation of the Minutes of Parish Council Meeting held on 23rd July 2014
Approved - with the addition of the Household Recycling Survey (correspondence item) to be added.

5. Finance

5.1 Invoices for Payment

BDO – External Audit	= £156.00
The Landy Man – Labour for Balustrades replacement on Pavilion	= £700.00
Mr. R. Davis – Purchase of materials pavilion repairs	= £341.68
5 Star Cleaning – Grass cutting	= £720.00

6. Planning

14/01811/FULLS

Proposal: Erection of new detached three bedroom dwelling with ancillary detached garage, including home office at first floor, with associated landscaping and works.
Site: Willowbrook, New Road, Timsbury, Romsey

The Council noted the comments of neighbours, and also that the immediate neighbour (at Warbler's Cottage) has expressed support for the development, one reason being that it would block access to the rear of houses on New Road to the north of the site which might otherwise provide potential development sites.

The Council agreed

1. That it could not reasonably object to the application on the grounds that the proposed building could be considered 'tandem development', as such development is not specifically referred to in the latest Local Plan. Although the Village Design Statement highlights that this type of development should be discouraged, it is arguable whether this would be 'tandem development' since although Willowbrook has a frontage to New Road, the site has a frontage to Chapel Lane.

2. It would inform TVBC that for completeness it considered that the newly- built garage and fence at Willowbrook should be shown on the application drawings for 14/01811/FULLS. However, this omission did not influence the Parish Council's decision since there is some distance between the garage and the application site.

3. The Parish Council would object to the planning application on the grounds that the new building would have an unacceptable adverse impact on the character of the area, quoting the Inspector's decision (APP/C1760/A/12/2183993, paragraph 8) refusing the previous application (11/01456/FULLS) which was virtually identical to the current application.

7. Chairman's Mandate

Agreed.

8. Agenda items for next month's meeting

2015 Parish Council Elections

9. Dates of future meetings

Parish Council meeting – 24th September 2014
Meeting Closed 8.15pm

Katie Hardy

Parish Clerk,

20th August 2014