

MICHELMERSH & TIMSBURY PARISH COUNCIL

A Planning Meeting of the Parish Council will be held on
Monday 13th September 2021
at 7.30 p.m. at the Jubilee Hall, Timsbury

Members of the public and press are most welcome to attend.

AGENDA

Apologies

1. Attendees
2. Declarations of any Interest
3. Open Period

4. Planning

4.1 21/02534/VARS

Removal of condition 5 of approved application TVS.01104/11 (Erection of one 4-bedroomed dwelling with office and detached double garage with store for use of agricultural worker) - to allow occupation by non-agricultural workers

Choice Plants, Stockbridge Road, Timsbury, SO51 0NB

4.2 21/02566/OBLS

Modification of Section 106 Legal Agreement dated 4th March 1994 to remove restriction on dwelling occupation

Choice Plants, Stockbridge Road, Timsbury

4.3 21/02278/RESS

Application for the approval of Reserved Matters (appearance, landscaping, layout and scale) to replace mobile home with dwelling, pursuant to outline planning permission 20/01078/OUTS

Mobile Home, Cranford Farm, Rudd Lane, Braishfield

4.4 21/02144/FULLS

Single storey rear extension, addition of rooflights, erect garden shed, and garage with EV charging point

Nesta, Hill View Road, Michelmersh, SO51 0NN

The garage has been reduced to a single, and the ridge height has been lowered by 0.7m.

There is an additional site plan demonstrating vehicle tracking.

4.5 21/01505/FULLS

Construction of 3 dwellings

Smallberry Hill, Haccups Lane, Michelmersh, Romsey

Further amendments following Landscape Officer comments

4.6 21/02428/VARS

Removal of Condition 4 of TVS.3058/2 (Erection of Agricultural workers dwelling) to allow occupation of property without compliance with agricultural occupancy condition

Spinney Farm, Manor Farm Lane, Michelmersh, Romsey

4.7 21/02543/FULLS

Erection of two detached dwellings on vacant garden plot with existing access

The Hedges, Chapel Lane, Timsbury, Romsey

5. Correspondence

6. Chairman's Mandate

7. Agenda items to be included in next month's Parish Council Meeting

8. Dates of future meetings - Parish Council Meeting 22nd September 2021

Katie Hardy, Parish Clerk

Tel: 01794 367289 email: mtparishclerk@btinternet.com 7th September 2021

MICHELMERSH & TIMSBURY PARISH COUNCIL

Minutes from the Planning Meeting of the Parish Council on 13th September 2021

Apologies – Cllr Donald Cowling, Cllr Helen Palmer, Cllr. Nick Adams-King,

1. Attendees – Cllrs Bob Davis (Chairman), Sharman Ferguson, Steve Langdown

2. Declarations of any Interest – none declared

3. Open Period

Mr. Roger Savage (Choice Plants) outlined the planning history of the site (items 4.1 and 4.2) and explained the reasons for wishing to have the agricultural tie removed from the dwelling.

4. Planning

4.1 21/02534/VARS

Removal of condition 5 of approved application TVS.01104/11 (Erection of one 4-bedroomed dwelling with office and detached double garage with store for use of agricultural worker) - to allow occupation by non-agricultural workers

4.2 21/02566/OBLS

Modification of Section 106 Legal Agreement dated 4th March 1994 to remove restriction on dwelling occupation

Choice Plants, Stockbridge Road, Timsbury, SO51 0NB

Cllr Bob Davis gave his understanding of the conditions to be satisfied to enable an agricultural tie to be removed from a dwelling, although he did not feel that the Council was in a position to judge whether these conditions were met in this case: the legal agreements covering both the house and the nursery site appeared to be quite complex. The Parish Council had previously (2016) objected to the removal of the agricultural tie on the house on the adjoining Manor Nursery site. At that time the Council had been concerned that removing the tie from this house could encourage development outside the settlement boundary. Test Valley BC had agreed to remove the tie in that case.

It was noted that Choice Plants was originally a plant nursery but was now primarily a retail premises, with an associated tea room, and although some of the activities such as the growing-on of bought-in plants could be described as 'horticulture' this appeared to be only a small part of the business. It was agreed that The Parish Council does not have the necessary detailed understanding of all the factors to be taken into account in determining these applications, or the weight to be given to them. It was therefore agreed that the Council had no fundamental objection to the agricultural tie being removed from the dwelling provided that the appropriate conditions were met, and would rely on TVBC to assess the relevant information in making the decision.

Mr. Roger Savage left the meeting

4.3 21/02278/RESS

Application for the approval of Reserved Matters (appearance, landscaping, layout and scale) to replace mobile home with dwelling, pursuant to outline planning permission 20/01078/OUTS

Mobile Home, Cranford Farm, Rudd Lane, Braishfield

Decision: No objection

4.4 21/02144/FULLS

Single storey rear extension, addition of rooflights, erect garden shed, and garage with EV charging point

Nesta, Hill View Road, Michelmersh, SO51 0NN

The Parish Council had objected to the previous application because of the position and size of the garage in front of the house. This issue had been addressed in the amended application by reducing the size of the garage and changing the height and profile of the roof.

Decision: No objection

4.5 21/01505/FULLS

Construction of 3 dwellings

Smallberry Hill, Haccups Lane, Michelmersh, Romsey

(Amended scheme)

The Parish Council did not consider that the small changes made to the scheme, particularly to the landscaping, were significant and the Council's previous objections should be maintained.

Decision: Objection

4.6 21/02428/VARS

Removal of Condition 4 of TVS.3058/2 (Erection of Agricultural workers dwelling) to allow occupation of property without compliance with agricultural occupancy condition

Spinney Farm, Manor Farm Lane, Michelmersh, Romsey

As for items 4.1 and 4.2 above, it was agreed that The Parish Council did not have the necessary detailed understanding of all the factors to be taken into account in determining these applications, or the weight to be given to them. It was noted that the house and an area of land around it have been included in the Local Plan Settlement Boundary, were included in the settlement boundary, although the significance of this, as far the question of the agricultural tie was concerned, was not clear. The Council considered that the track running along the rear of Haccups Lane forms the natural eastern boundary of the village, with open country beyond, and it is unfortunate that the land around the house at Spinney Farm was included within the Settlement Boundary. The Council would not wish to see any further development on the site (e.g. the construction of an additional house or houses), because of its exposed position on the edge of open countryside. The Council did not know whether the existence, or otherwise, of the agricultural tie would have any relevance if any future development proposals came forward. Provided that the removal of the agricultural tie would not make future development of the site more likely, then the Council does not object to the removal of the tie. Subject to this qualification, the Council agreed that it would rely on the Borough Council to obtain and assess the relevant information in making the decision.

4.7 21/02543/FULLS

Erection of two detached dwellings on vacant garden plot with existing access

The Hedges, Chapel Lane, Timsbury, Romsey

The proposed development was considered to be out of character with the rural character of Chapel Lane. The house designs were inappropriate, presenting a bulky appearance, and the elevations were more suited to a suburban environment. The houses appeared oversized for the plots. Locating a house to the rear of the plot would be tandem development, contrary to the Village Design Statement and, in particular, not a feature seen in Chapel Lane.

The Parish Council also agreed to repeat the objections from the previous application where appropriate.

Decision: Objection

5. Correspondence - none

6. Chairman's Mandate - agreed

7. Agenda items to be included in next month's Parish Council Meeting – to be advised

8. Dates of future meetings - Parish Council Meeting 22nd September 2021

Meeting closed: 9.00pm