

MICHELMERSH & TIMSBURY PARISH COUNCIL
A Planning Meeting of the Parish Council will be held on
Wednesday 10th December 2025
at 7.30 pm at The Barns, Michelmersh

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

AGENDA

1. Present Councillors:

In Attendance:

Apologies Received:

2. Declarations of any Interest:

3. Open Period (Standing Orders suspended):

4. Planning

4.1 AMENDMENT TO APPLICATION NUMBER: 25/02035/OUTS

PROPOSAL: Outline - Development of up to 41 dwellings with all matters reserved except access

SITE: Land South Of Manor Lane, Timsbury, Hampshire,

Updated site layout submitted reducing overall number of houses.

5. Dates of next meeting

Wednesday 21st January 2026

Kate Marshall, Parish Clerk Tel: 07775 886152 email: parishclerkmt@gmail.com 3rd December 2025

MICHELMERSH & TIMSBURY PARISH COUNCIL

Minutes of the Parish Council planning meeting 10th December 2025

1. Present Councillors: Cllr Bob Davis, Cllr Steve Carley, Cllr John Rhodes, Cllr Nick Bone, Cllr Helen Palmer

In Attendance: K Marshall (Clerk), Cllr Nick Adams-King, 10 members of the public

Apologies Received: Cllr Steve Langford

2. Declarations of any Interest: None

3. Open Period (Standing Orders suspended).

4. Planning

AMENDMENT TO APPLICATION NUMBER: 25/02035/OUTS

PROPOSAL: Outline - Development of up to 41 dwellings with all matters reserved except access

SITE: Land South Of Manor Lane, Timsbury, Hampshire,

Updated site layout submitted reducing overall number of houses.

Cllr Davis shared the ground plan and artists impression of the new application with the reduced number of houses. He reminded the meeting of the Council's objections to the previous application for 60 houses.

Correspondence has been received from the planning Consultant Alex Munday inviting the support of the Council due to the changes that have been made. These include a reduction in the number of houses, which reduces the housing density to be similar to other developments in the village, including Manor Lane itself. Surface water drainage issues have been addressed and additional footpaths added. The incorrect statement about the bus service has also been removed.

Standing orders were suspended and the meeting was opened for comments. These included the feeling that despite the reduction of houses, the development is still unsustainable due to the lack of amenities, including for children, public transport and access to Romsey. The site is at risk of flooding, including potential pollution to the Test due to run off from the site. Cllr Adams-King referred to the new local nature recovery strategy, mentioning that the proximity of the site to the Test could become a significant consideration. Urbanisation of the village environment remained a concern.

Although it provides a link to the village, questions were raised about the footpath though to Manor Lane with concerns that this could become a vehicular access in the future, although assurance was received from the architect Jules Boswell that this was not the case. The choice of the locations of the dropped kerbs and pedestrian access' to the site was questioned, with safety concerns raised about a lack of a footpath



between the vehicular access and Manor Lane and the lack of a crossing across the A3057 from the vehicular access.

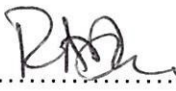
The need for affordable housing was mentioned, particularly for children of those who already live in the village. There is pressure to build houses, and 40 houses on this unused site seems acceptable given the current pressures. Concern was raised about how the land might be used if not for this development.

The meeting was closed for public participation whilst the Councillors discussed the application. It was agreed that, although the amendment is an improvement on the initial application, the initial objections of sustainability and urbanisation remain. In addition, the cumulative effect of this and potential development of the Choice Plants and emerging sites along the A3057 must now be considered, together with the drainage concerns, the effect on the Test, and residents' views on pedestrian access. Whilst the site is currently the preferred choice for community led development, which allows for more choice over location, type and number of houses, other potential development sites and the drainage issues were not known at the time the site was selected, which could impact any future decision over the choice of a site for such development. Although it is acknowledged that some housing in the village is needed, it is considered that given the current planning environment, not objecting to this application could set a precedent for other developments.

Decision: Objection

RESOLVED

The meeting closed at 20:25

Signed by.....

Date.....