

## Minutes

### Meeting of Ampfield Parish Council Planning Committee

Monday 10 August 2020, online, 7:00pm to 8:05pm

#### Present:

##### Members of Ampfield Parish Council

Chairman Bryan Nanson

Vice Chairman Graham Roads

Cllr Chris Ling

Cllr David Stevens

Cllr Julie Trotter

#### Others:

Kate Orange, Clerk to the Council

One resident of the parish

Ruth Harding of Gemini Planning Services Limited

#### Apologies

32. Apologies were received from Cllrs Julian Jones, Kate McCallum and Mujeeb Rahman.

#### Previous Minutes

33. The Minutes of the Meeting of 08 July 2020 were agreed and a copy was signed by the Chairman.

#### Interests

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

#### Public Participation

35. The Meeting was adjourned for public participation concerning application **20/01631/FULLS**.

A resident of the parish outlined their objections to the proposal, which had also been forwarded to the Council in advance. They considered that the former use of the site for chicken farming in sheds did not constitute an “industrial” use. The proposed building would be taller than the building which was currently under construction; and the design did not seem to have addressed the concerns set out by Test Valley Borough Council in their refusal of a previous proposal. They are concerned that the proposal would set a precedent which would lead to the infill of the strategic gap outside the settlement boundary.

Ruth Harding of Gemini Planning Services Limited noted the following:

- The planning statement is detailed and addresses technical legal matters.
- The planning policy officer of Test Valley Borough Council had no objections to the previous application;
- In this proposal the applicant has tried to address some of the comments raised by Test Valley Borough Council to the previous application – the roof is lower and is stepped in order to try to emulate the natural topography of the site;
- The site is well contained within natural boundaries;
- She did not consider that the proposal would set a precedent as applications are decided on their own merits;
- The proposal would assist economic recovery and provide jobs.

The public participation ended and the Meeting was reconvened.

36. During consideration of application **20/01814/AGNS**, the Meeting was again adjourned for public participation.

A resident of the parish noted that the site is in the flood plain and raising the level of the land may have implications for flood defences. Chalk (the material proposed to be imported) is alien to this river valley and will impact wildlife.

The public participation ended and the Meeting was reconvened.

### Planning Applications

37. *Current planning applications were considered and the comments for Test Valley Borough Council were agreed.*
- a. **20/01631/FULLS**, Erection of office building (Use Class B1), Land At Sleepy Hollow Farm Ampfield Hill Ampfield Romsey Hampshire SO51 9BD. **Comment: "Objection".**  
*Reasons:*
- *The site is in the countryside and outside the settlement boundary. The Village Design Statement states that development should not be permitted unless appropriate or necessary for it to be in the countryside.*
  - *The proposed building would be higher than the building currently under construction on the site. Although slightly smaller than the previous proposed building, it would have more impact as it is proposed to build it nearer to the bridleway, on higher ground.*
  - *The history of applications on the site was considered and it was noted that successive proposals seemed to increase in scale or the effect on the landscape.*
  - *The landscape gap at the foot of Tadburn Hill is important and should be protected, as noted in the Village Design Statement.*
  - *Under policy LE17 the previous proposal (currently under construction) should have dealt "comprehensively with the whole site".*
  - *Permitted development rights should be carefully considered as may already possible for the use of the existing building to be changed to industrial and another similar building be erected on the site under current permitted development rights; and the same would be true for the proposal under consideration. It was noted that the appearance of the proposed building is of a dwelling. As the site is outside the settlement boundary, such further development under permitted development rights, would be inappropriate.*
- b. **20/01814/AGNS**, Agricultural notification to import chalk and recycled soil (15%/85%); the native top soil will be pulled back and 200mm placed across the area of the field, the native soil will then be put back over the top, the ground will then be cultivated and seeded with a rye grass/clover mix, Sleepy Hollow Farm Ampfield Hill Ampfield Romsey Hampshire SO51 9BD. **Comment:** *query the effect of the proposal on drainage and flooding; and on ecology.*
- c. **20/01561/TPOS**, T1 - Sweet Chestnut - Crown reduction by up to 2 meters back to previous pruning points, 2 Hook Water Close Chandlers Ford SO53 5PS. **Comment:** *we are content to rely on the opinion of the tree officer.*
- d. **20/01664/FULLS**, Two storey and single storey side extension with balcony and porch extension to front to form extended living accommodation, additional master bedroom and ensuite (Amended scheme), Thirlestane Straight Mile Ampfield SO51 9BA.  
**Comment: No Objection.**
- e. **20/01711/TPOS**, T1- Twin stem Birch - Reduce in height by 3m and reshape to balance, T2 - Birch - Reduce in height by 3m and reshape to balance, T3 - Oak - Crown raise to 5m over garden of number 19, 21 Hook Water Road Chandlers Ford SO53 5PQ.  
**Comment :** *we are content to rely on the opinion of the tree officer.*

- f. **20/01716/TREES**, Ash (T1) - Fell sections to ground level Oak (T2) - Reduce to previous reduction points Sycamore (T3) - Reduce to previous reduction points Oak (T4) - Remove dead wood Oak (T5) - Cut back to boundary Ash (T6) - Fell in sections to ground level Cherry (T7) - Reduce to previous reduction points Beech (G1) - Reduce to previous reduction points, Bishops Cottage Wingham Lane Ampfield SO51 9BE.

**Comment :** we are content to rely on the opinion of the tree officer.

- g. **20/01724/TREES**, T1 - Goat Willow - Pollard to 2 metres, T2 - Elm - Fell, T3 - Ash - Fell, T4 - Plum - Fell, Wingham Barn Cottage Wingham Lane Ampfield Romsey Hampshire SO51 9BE. **Comment :** we are content to rely on the opinion of the tree officer.

RESOLVED

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Chairman .....

Date .....