

ABBOTTS ANN PARISH COUNCIL
Minutes from the Meeting held on
Thursday 7th March 2019 at 19:00
at Community Centre, Burghclere Down



Present: Parish Councillors A Hayter (Chairman), T Abram (Vice Chairman),
M Doherty, Mrs L Haigh, C Teasdale, D Wells.
Borough Councillor Mrs M Flood, County Cllr A Gibson.
Sarah Hughes (TVBC)

Members of the Public: 5

Minutes: Mrs C L Cotterell (Clerk)

Meeting started 19.00

AGENDA ITEM		ACTION
1	Apologies for Absence Apologies were received from Parish Cllr Bleeker and Borough Cllr Stallard.	NOTED
2	Declarations of Interest – None.	NOTED
3	Cllrs to agree the minutes to be an accurate record of the meeting held on 7th February 2019 – Proposed Cllr Wells, seconded Cllr Abram, all agreed.	
4	Actions/Updates to be reported <u>Actions from meeting held on 07.02.2019</u> Item 8 – Contacted Andover Town Council regarding the defibrillator and dog bin at Burghclere Down – Agenda item. Item 9 – Contacted HCC regarding the conditions of the lease and plans for The Green – reply received stated that clauses 2(2) and 2(9) in the lease appear relevant to the Parish Council enquiry and within this removable signs and small trees (as you seem to propose) would seem OK, but masonry, concrete or steel structures would conflict with clause 2(9). Item 12 – Contacted contractor for repair to wooden tepee at WMH – awaiting response. <u>Updates:</u> <ul style="list-style-type: none"> • Report received of concerns about bus shelter at Bulbery – some rot appearing at base but appears relatively sturdy. Unsure of ownership at this time – Cllrs agreed ownership needs to be confirmed. Cllr Flood offered to ask around in village. • Flooding from West Hill – flooding has been reported now 3 times this year to Southern Water. 	Cllr Flood
5	Village Design Statement Cllrs to discuss the Village Design Statement with Sarah Hughes, TVBC Planning Officer. The Chairman welcomed Sarah Hughes from TVBC to talk about the Village Design Statement and give advice. Cllr Hayter agreed to provide Sarah with the inquiry information and location in the Borough where the VDS was dismissed by the Inspector. Sarah advised it is a good VDS and it can be updated with new photos, map and any factual updates with a light consultation. This would involve consulting with parishioners and published on the PC and TVBC websites. Sarah also confirmed the Conservation area was updated in 2005.	Cllr Hayter
6	Public Participation – <i>This item will be limited to 15 minutes, unless directed otherwise by the Chairman.</i> 4 residents requested to speak about Item 8b. The Chairman agreed they could speak when the item was discussed.	
7	Borough and County Councillor Reports Cllr Flood reported: <ul style="list-style-type: none"> • TVBC have approved to freeze their portion of Council Tax. It is £43 lower than average. • Leisure Centre will open on 1st April 2019. • Northern Area Planning Committee – 19/00090/VARN – the officer’s recommendation to refuse was voted for unanimously. Cllr Gibson reported: <ul style="list-style-type: none"> • Test Valley school is to close their swimming pool. • HCC Council Tax increase 2.99% was agreed on 14th February 2019. • Andover library has opened – official opening is on 22nd March 2019. • Cllr Gibson is to attend the meeting about the proposed Incinerator – HCC to decide whether to submit on 1st consultation, which closes on 22nd March – Cllr Gibson will send an update to AAPC. • Andover Cycling Festival and French market to be held on 7th July 2019. • ANPR – Update - HCC will not be claiming past fines. All is currently working and 	

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	being monitored. Cllr Gibson will send report.	
8	<p>Planning and Tree Work applications – Cllrs to propose responses to be submitted to TVBC relating to the following applications: Proposed Cllr Abram, seconded Cllr Teasdale.</p> <p>Cllrs to propose responses to be submitted to TVBC relating to the following applications:</p> <ul style="list-style-type: none"> a) 19/00275/FULLN & 19/00276/LBWN - Conversion of existing garage into a study, and erection of a garage - Pollyanna Little Ann Road Little Ann – No objection, all agreed. b) 19/00296/OUTN – Outline planning application for the conversion of 2 existing buildings into 5 dwellings, demolition of all other buildings and the erection of 18 dwellings with associated works including landscaping, vehicular access, car parking and waste treatment plant (Access to be considered, all other matters reserved) - Manor Farm Monxton Road Abbots Ann. Resident 1. Volume of traffic concerns, road in poor state of repair, sewerage plant effects on water table, streams/rivers. Resident 2. Unsuitable site for 20 plus houses, no footways/public transport means car journeys, traffic restriction order could be imposed to restrict HGVs. Alternative uses for site could be considered. Applicants – 3rd party professional traffic assessment obtained says less traffic, a recreation area is provided in the plan, a viability study is to be added to the application. – Objection – all agreed. (See Appendix and Appendix A). c) 19/00349/OELN – New customer supply – Salisbury Road Abbots Ann Down – No objection, all agreed. d) 19/00395/TREEN – T1 Apple – Reduce to 6.5m in height & reduce crown to 3.5m in diameter – Lupin Cottage 40 Duck Street Abbots Ann – No objection, all agreed. e) 19/00260/FULLN - Demolition of existing barn, and erection of three-bedroom dwellinghouse – Linden Lea Barn, Old Stockbridge Road, Middle Wallop – Objection – all agreed. (See Appendix B). 	
9	<p>Planning Issues</p> <ul style="list-style-type: none"> a) 06/03185/FULLN – Manor Farm, Monxton Road, Abbots Ann – Cllrs to review operations contrary to approved planning permission and resolve any action to be taken. Permission was granted to operate on a small area but are operating over larger area without planning consent. Cllrs agreed to request response from TVBC Planning Enforcement officers to document reasons why it hasn't been enforced – Proposed Cllr Abram, seconded Cllr Doherty, all agreed. b) 19/00090/VARN – Dingwall, Little Ann Road, Little Ann – Cllrs to review planning enforcement and resolve whether to follow up with TVBC Planning Department – Cllrs agreed to write to TVBC Planning Enforcement to request the reasons why a house was allowed to be built outside the approved plan – Proposed Cllr Abram, seconded Cllr Teasdale, all agreed. 	
10	<p>Parish Boundary Changes – 1st April 2019</p> <ul style="list-style-type: none"> a) Dog bin located at Burghclere Down - Cllrs to approve the removal of dog bin from the asset register and to instruct TVBC to remove it from AAPC's waste collection invoice with effect from 1st April 2019 – Approved – Proposed Cllr Abram, seconded Cllr Haigh, all agreed. b) AAPC Defibrillator located at Burghclere Down Community Centre - Cllrs to approve asset transfer or relocation within Abbots Ann Parish (to include associated costs) – Cllrs agreed to approve asset transfer of the defibrillator to the Community Centre with agreement reached by the end of March. Cllr Teasdale to approach the Trustees. If agreement not possible then the defibrillator will be moved elsewhere in the parish – Proposed Cllr Wells, seconded Cllr Haigh, all agreed. 	Cllr Teasdale
11	<p>Parish Assembly – Friday 15th March 2019</p> <p>Cllrs to discuss final arrangements for the Parish Assembly. Attendees are Cllrs Haigh, Doherty, Hayter and Abram, setting up from 6pm. Cllr Abram to obtain refreshments. Cllr Hayter to obtain display boards.</p>	Cllrs Hayter/ Abram
13	<p>Finance</p> <ul style="list-style-type: none"> a) Cllrs to approve the Financial Statement for 1st to 28th February 2019 – Proposed Cllr Wells, seconded Cllr Abram, all agreed. b) Cllrs to approve cost of £120.00 to resite 2 noticeboards – Proposed Cllr Doherty, seconded Cllr Wells, all agreed. c) Cllrs to approve the following payments to be made – Proposed Cllr Abram, seconded 	

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	Cllr Haigh, all agreed.			
	<u>Payee</u>	<u>Amount</u>	<u>Payee</u>	<u>Amount</u>
	Clerks/office expenses (Feb)	£39.12	Clerk Salary (Mar S/O)	£830.11
	CPRE Subscription	£36.00	Countrywide Grds (Feb)	£934.00
	H Stebbing (noticeboards)	£5,139.30	Reimburse J Moon (Plug plants)	£43.95
	Albany Fencing (WMH)	£470.00	Pension Contributions (DD)	£43.88
	HAGS – benches The Green	£600.00		
	<u>Closing bank balance as at 28th February 2019 - £42,041.45</u>			
14	Next Meetings –			
	Friday 15 th March 2019 at 7pm – Parish Assembly – War Memorial Hall			
	Thursday 4 th April 2019 at 7pm – War Memorial Hall, Abbots Ann			

Meeting closed at 20.30

These Minutes were approved and signed by the Chairman (elected for the meeting) at the meeting held on 4th April 2019

Appendix – Item 8b – 19/00296/OUTN

Outside the settlement policy: The proposed development would be neither within an existing settlement or adjacent to one. There would be no public transport, no footpath/pavement connecting to the nearest settlement. It could sustain no local facilities. It would be an entirely car-based community

This is contrary to fundamental principles of the Test Valley Borough Revised Local Plan DPD - 2011 – 2029 (“the Local Plan”) and the National Planning Policy Framework. (attached as appendix A)

Wrong housing mix: The proposed mix of housing does not meet the needs identified for Abbots Ann. There are no social houses or affordable houses.

Suburban house style: The proposed house style are suburban, out of character with the countryside setting, and not consistent with the Village Design Statement.

Isolated settlement: This proposed settlement of 23 dwellinghouses with 35 bedrooms is not connected to either Monxton or Abbots Ann by a considerable distance. T

Increased Traffic: There is no public transport available within a reasonable distance in either Monxton or Abbots Ann. The isolated situation, narrow lanes with blind corners, frequent flooding and soil deposits and lack of street lighting would lead to few journeys being undertaken by any other means other than a motor vehicle. Neither village has a frequent bus service, with the only service being for social needs.

Private Car: The traffic generation from an average of 2 cars per house and a conservative 4 journeys per day would be 92 per day. In addition private visitors would add additional journeys.

Service and Deliveries: Post and parcel delivery vans, supermarket deliveries, refuse, large item delivery, gardeners, window cleaners, utilities, oil and gas deliveries etc. would all add large vehicle and HCV traffic to the site. Anticipated to be 2 per house, equating to 46 per day.

This combined total would add 150 journeys per day, far more than the current road traffic to the site.

The site data chosen by the ‘independent’ analysts hired by the proposers have not been chosen to represent an isolated community but from an average

Current site use is not within Planning Approval:

- **TVN.000687/6** October 1991 Planning approval was **APPROVED** in 1991 for a small part of the site to be used for light industrial use.
- **TVN.000687/8** October 2002. Planning permission was **REFUSED** for conversion to Class B8 (Storage/Distribution). The local authority noted that “*The proposed development is likely to generate a significant increase in traffic, particularly large vehicles which cannot be satisfactorily accommodated on the highway network in its present form.*” The current owners clearly understood the impact of use of the site for activities that would generate large vehicles.
- **06/01471/FULLN** Jul 2006. Consultation response from Hampshire County Council Highways department. “*The proposed development is likely to generate additional heavy commercial vehicles (HCV) which are unlikely to be accommodated on the local highway network which is restricted by its alignment and width. In addition the junctions are substandard and there is a weak bridge locally.*” This again reinforces the position regarding the unsuitability of the site for HCV.

No further planning requests were received, and yet the operators continued to grow the site knowing that they were doing so outside the planning process and with increased HCV movements. The site now operates across areas

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of the site only specified for agricultural use. No attempt has been made to resolve this issue in a wonton disregard for the planning process.

Sewer waste unsupportable: The proposal seeks to implement a non-mains foul drainage system. The Environment Agency have strongly objected to this approach due to the site being located on the Seaford Chalk which is designated as a principal aquifer protected as a zone 1 source for the abstraction at the Monxton Viaduct. The groundwater is very sensitive to contamination. The alternative of a sewer connection would overload the existing foul water sewer. Complaints from residents dating back over a decade are coming under increasing scrutiny by Southern Water and the Environment Agency with 3 separate sewer overflows this year, with the overflow always arising from the access point outside Manor Farm. These have all been reported to both Southern Water and the Environment Agency who are well aware of the parlous state of the sewer system.

Road improvements not considered: No thought has been given to considering highways changes. Hampshire County Council Highways and Test Valley Borough Council have a range of options including applying restrictions (TRO's) and adding street furniture (signs and bollards) to improve the approach and reduce the likelihood of damage to properties on the route. These have not been explored.

Ransoming the planning system: Having illegally expanded their business beyond that approved through the planning process, the operators are holding the planning process to ransom by seeking to overturn the Local Plan to extract a higher value for the site in order to move their commercial activities to another more suitable site. This sets a precedent for simply ignoring the planning system when it suits a business's commercial objectives.

In conclusion Abbots Ann Parish Council OBJECTS to this proposal on the grounds that the site operators have ignored the planning process to knowingly create a local traffic problem, and then used this lever to circumvent the planning process to extract the maximum value for their site as a ransom for resolving the problem whilst leaving behind an isolated unsustainable new community of housing that does not meet a local need of around 40+ people that will increase the vehicular traffic on a small road with blind bends and junctions.

Appendix A: Planning application reference 19/00296/OUTN (housing development at Manor Farm)

Relevant extracts from the Local Plan

Settlement hierarchy.

Para 2.19 To guide the location of future development, a settlement hierarchy has been developed. The hierarchy identifies the most sustainable towns and villages (based on their provision of facilities and ease of accessibility to services -----). This will assist with identifying appropriate locations for development and help the promotion of sustainable development by focusing it where residents would have the most opportunities to access facilities. A consequence of this approach is that a number of the smaller settlements would not be considered appropriate locations for allocated development

Plan objectives:

Para 3.2 Objective 3 - Create sustainable communities, locating development where daily needs for employment, shopping, leisure, recreation, education, health and other community facilities are accessible by sustainable modes of transport.

Spatial policy

Para. 3.3 The allocations required to meet the housing requirements will be located in sustainable locations and have access to a range of facilities and services

Delivering sustainable development

Para. 4.3 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development except where it would compromise the key sustainability principles contained within the policies of the Local Plan and in the National Planning Policy Framework (NPPF). -----). Proposals which are not fully justified in terms of the three elements of sustainable development are unlikely to be considered favourably.

Settlement hierarchy

Para. 5.49 - Development away from the defined settlements is unlikely to meet all the elements of sustainable development particularly the access to a range of facilities. Any proposals would need to demonstrate that the overall social and economic benefits outweigh the disadvantages of a location which is relatively remote from facilities. In some cases it is essential for a development to be located in the countryside. For example occupational accommodation or the re-use of buildings.

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Policy COM2 - Development outside the boundaries of settlements in the hierarchy (as identified on map 1 - 55) will only be permitted if a) it is appropriate in the countryside as set out in Revised Local Plan policy COM8-COM14, LE10,LE16- LE18; or b) it is essential for the proposal to be located in the countryside.

Neither of these exceptions are relevant to this proposal.

Relevant extracts from the NPPF

Sustainable development.

Para 7 contains a commitment to work towards a low-carbon economy. Para 8 says "The planning system should play an active role in guiding development to sustainable solutions".

Promoting sustainable transport.

Section 4 - 'local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.'

Development in rural areas.

Para. 55 - To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- *the essential need for a rural worker to live permanently at or near their place of work in the countryside; or*
- *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
- *the exceptional quality or innovative nature of the design of the dwelling.*

Climate change.

Para. 95.- To support the move to a low carbon future, local planning authorities should ----- plan for new development in locations and ways which reduce greenhouse gas emissions;----

Appendix B – 19/00260/FULLN

1. This application is outside of the Local Plan.
 - a. It is not within the settlement boundary
 - b. It is development within a rural area
 - c. It is not innovative or exceptional
 - d. It does not meet a local or social need
 - e. It does not have widespread public support
2. It does not conform to the National Planning Framework, it does not provide sustainable housing.
3. The site is currently occupied by a structure described as a 'barn' and has approval under Class Q for conversion to a dwellinghouse.
 - a. The existing structure is single storey.
 - b. The current planning application is for the demolition of the existing 'barn' and development of a property of two stories, with a larger overall floor area.
 - c. The Class Q legislation established by HM government does not anticipate its use as a vehicle to convert any outbuilding to a development plot. No such inference can be taken from Class Q approval for such a conversion.
 - d. The Local Plan does not anticipate the development of structures with Class Q approval. Therefore it is outside of the local plan.
 - e. HM Government legislation does not anticipate the conversion of Class Q approval to full buildings approval.
 - f. Class Q was intended by HM Government to allow the conversion of redundant farm buildings capable of reuse without structural change and without extension to be converted to dwellinghouses. It was not intended to provide a licence to build another dwellinghouse. TVBC would be openly flouting the planning regulations if they were to permit this development on this basis.

In conclusion, this planning application must be treated on its own merits as development outside of the local plan, outside of national planning framework and on a rural site. **As such it should be rejected.**