



## **MINUTES OF ADDITIONAL ORDINARY MEETING**

**Friday 27<sup>th</sup> September 2019 at 7:30pm  
in the Doris Cook Room, Rathbone Pavilion, North Waltham**

### **Councillors Present**

Cllr Geoff Chapman (GC) Chair, Cllr Judith McGinley (JM), Cllr David James (DJ) and Rosemary Coulter (Clerk)

**133/FC/  
06/19-20 Apologies for absence**  
Cllr Jan Woodfin

**134/FC/  
06/19-20 Declarations of Interest**  
None.

**135/FC/  
06/19-20 Meeting open to the Public**  
Three member(s) of the public attended for part of the meeting.

**136/FC/  
06/19-20 Planning Applications**  
The Parish Council considered the following planning applications:

#### **19/02368/FUL**

#### **Portland Farm, Popham Lane, North Waltham RG25 2BD**

Change of use of a series of existing agricultural buildings to a car workshop (B2) and the storage of cars (B8)

Discussion: A covering letter has been provided with the application which sets out the reasons for the application. One member of the public was willing to answer any questions and provided clarification that the yard, enclosed by buildings, will be for car storage and the building on the left will become the mechanics workshop. The building that previously contained the Farm Shop will remain agricultural.

There were no other questions. The Parish Council wished them luck and commented that it was good to see a business stay in the village.

**Parish Councils response to consultation:** No objections with a comment stating the Parish Council is glad to see the business stay in the village.

#### **19/02098/RET**

#### **Land at OS ref 456378 145890, Fox Lane, North Waltham RG25 2BE**

Change of use of land to residential and siting of a mobile home

Discussion: This application seems identical to previous applications. An enforcement notice for a previous decision was made on 3<sup>rd</sup> May 2019 with compliance within 2 months. The notice has not been complied with and the applicant has appealed against the enforcement notice. BDBC are awaiting a date for the appeal hearing. In view of the similar nature of this application to previous applications, the Parish Council agreed to object to the application and reiterate previous comments.

**Parish Councils response to consultation:** Objection with the following comments:

- This is the 4<sup>th</sup> application on this site, all of which have been refused. The enforcement notice, issued on 3<sup>rd</sup> May 2019, has not been complied with and the Parish Council understands that BDBC are awaiting an appeal hearing date on this.

- This application has not demonstrated any new evidence and the Parish Council cannot see any justification to suggest that these decisions should be reversed.
- The Parish Councils' previous comments (for application 18/01425/RET) are attached for your information. (see appendix 1)

**19/02467/HSE****Holly Cottage, Chapel Street, North Waltham RG25 2BZ**

Erection of replacement single storey extension

Discussion: One member of the public explained that currently a rear porch backs onto a dark kitchen. The aim is to let more light into the kitchen as well as increase the space. Advice from BDBC indicated the need to apply for planning permission as the property is a house of interest.

**Parish Councils response to consultation:** No objections and no further comments.

**19/02471/HSE****2 Barley View, North Waltham RG25 2ST**

Erection of single storey front/side extension

Discussion: A statement from the applicants had been sent to support the application and had been circulated to Councillors prior to the meeting. Council commented that the extension will bring part of the front of the house further out and the house will look different to others in that row.

**Parish Council's response to consultation:** No objection and no further comments.

**19/02422/FUL****Land at OS ref 456743 145562, Popham Lane, North Waltham**

Erection of 7 no. dwellings; with associated parking, turning, landscaping, and private amenity space. Creation of new access point out onto Popham Lane

A representative for the Agents for this development attended. He explained that this development is adjacent to the former Wheatsheaf Garage, which already has applications accepted for developments on both the garage and house sites. BDBC is currently unable to demonstrate a 5-year land supply and this development will help to address that issue. The plan is for a small terrace of three houses with detached houses behind.

Issue – Access. There will be three cul-de-sac entrances within a short distance of one another, which will have an impact on traffic, including farm vehicles, deliveries, etc. There are no pavements or footpaths to enable residents to easily access facilities within the village. As families grow, there will be more cars.

Response – the application is supported with a transport assessment.

- The land was submitted via the Neighbourhood Plan Call for Sites. However due the Local Plan policy SS5 requiring sites to be in or adjacent to the Settlement Policy Boundary (SPB) the site is unlikely to be able to progress via Neighbourhood Planning. This is despite the BDBC Development Control Committee, at a meeting on the 20<sup>th</sup> April 2018, stating that a neighbouring plot of land cannot be considered isolated when applying the Local Plan definition due to the nearby 'pub in addition to the cluster of residential development constitutes a 'settlement' as defined within the Local Plan.
- The Council felt that they should comment that this development would probably not go ahead under usual planning policies but BDBC are currently unable to demonstrate a 5-year land supply and, therefore, the Local Plan policies relating to planning and development are technically out of date. The policies in the Local Plan that may prevent this development cannot now be applied, i.e. SS6–New Housing in the Countryside & SS1(e & f)–Scale and Distribution of Housing.
- The Council felt that they should express their frustration that when the policies become current again, the village will be expected to take a further 10 dwellings

- The Council is aware that the gap between the Wheatsheaf pub and the village is gradually being filled by ribbon development encroaching up Popham Lane.

However, the Council felt that the proposed development seems to be a nice development and well designed.

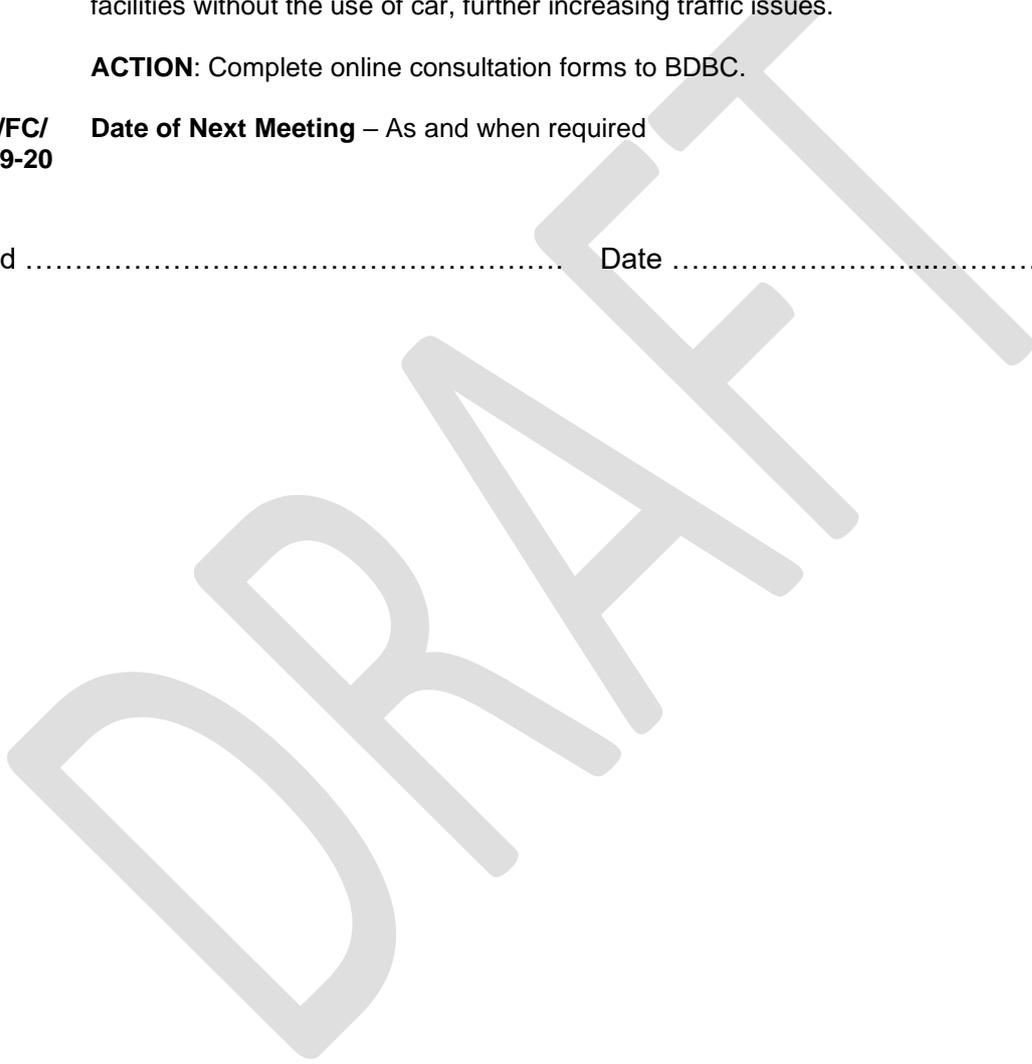
**Parish Councils response to consultation:** No objection but as a consequence of BDBC being unable to demonstrate a 5-year land supply for housing, policies SS6 and SS1 are currently out of date and cannot be applied. Please see attached document for further details. (Appendix 2)

While the Parish Council has no objection to this planning application, the Council is concerned that a series of developments along this road will lead to an increase in traffic. There are also no pavements or footpaths to enable residents of these developments to safely access village facilities without the use of car, further increasing traffic issues.

**ACTION:** Complete online consultation forms to BDBC. Clerk

**137/FC/06/19-20**     **Date of Next Meeting** – As and when required

Signed ..... Date .....



**APPENDIX 1 – RESPONSE TO PREVIOUS PLANNING APPLICATION****Re: Planning Application 18/01425/RET  
Land at OS ref 456378 145890 Fox Lane, North Waltham  
Change of use of land for the siting of a mobile home (retrospective)**

North Waltham Parish Council would like to object to this planning application and would like to make the following comment:

- A previous application was made for this development, ref 17/02849/OUT which was refused by BDBC in October 2017 and a subsequent appeal dismissed by the Planning Inspectorate on 19<sup>th</sup> June 2018. This application has not demonstrated any new evidence and the Parish Council cannot see any justification to suggest that these decisions should be reversed.

We would like to reiterate some of the comments made to the previous application:

- As the site falls outside the Settlement Policy Boundary the proposed development is classified as 'in the Countryside', thus falls under Policy SS6 of the Basingstoke and Deane Local Plan (2011-2019). While the Planning Statement submitted with the application believes that the proposal meets the requirements of criteria 'a' of policy SS6, by virtue of the site being 'previously developed land', the Parish Council has received representations from residents who feel that the single patch of hardstanding does not sufficiently satisfy the definition of 'previously developed', and therefore the site does not satisfy the requirements of Policy SS6.
- The exact location of the red and blue areas on the map should be confirmed to clearly define the curtilage of the proposed property within the paddock, as the applicant, in discussion with the Parish Council, seemed quite vague about the position of these.
- Whilst the previous application was only for outline planning permission, this application is for the retention of a mobile/park home. The Council feel that this is not in keeping with the character of the village as laid out in the Basingstoke and Deane Countryside Design Summary and the North Waltham Conservation Area Appraisal.
- The mobile/park home has been in situ on the site for several months (following refusal of permission of the previous application by BDBC but prior to the decision of the Planning Inspectorate) and is subject to investigation by BDBC's Planning Enforcement Team.
- The site of the proposed development is located in an elevated position to the rear of Kyte Abbey on Popham Lane. The potential risk of Kyte Abbey being overlooked and suffering a loss of privacy remains.
- The proposed development is single storey and if permission is given, should remain single storey in order to prevent any further oversight of properties.
- The proposed development would require access/egress from Fox Lane which is a narrow lane with limited visibility at the point in question. Although some clearance of vegetation has occurred around the entrance to the site since the previous application, this application does not contain sufficient evidence that the development will be able to deliver the required 43m stopping sight distance (SSD) for a 30mph carriageway.
- We note that a Biodiversity/Ecology consultation has been completed. The comments made in this consultation should be considered before making a decision.

The Council confirms that we would like the opportunity to address the meeting in the event of the above mentioned application being reported to Committee.

**APPENDIX 2****19/02422/FUL - Land at OS Ref 456743 145562 Popham Lane North Waltham Hampshire****Planning Policy**

The site is located outside the North Waltham Settlement Policy Boundary and therefore in the countryside for planning purposes and therefore subject to policy SS1 and SS6 of the BDBC Local Plan

**SS1(e)** supports the delivery of housing via Neighbourhood planning in line with policy SS5, however the site is neither within, or 'adjacent' to the SPB and therefore is unlikely to be suitable for neighbourhood planning

**SS1(f)** supports the allocation of specific exception sites outside of SPBs in line with other policies in the plan, however the site does not provisionally meet any of the criteria.

**SS6** – New housing in the countryside, covers development proposals outside of settlement policy boundaries and sets out situations through such developments may be permitted. The proposed site is neither,

- Previously develop land,
- A rural exception for affordable housing
- A reuse of redundant buildings
- a replacement dwelling that is not temporary in nature
- Small scale (four or fewer) residential proposals of a scale and type that meet a locally agreed need provided that
- For a new dwelling linked to an existing and viable agricultural use.
- Allocated for development in a Neighbourhood Plan which has been 'made' by Basingstoke and Deane Borough Council.

Therefore, the site is contrary to Policy SS6

However, as reported at the Development control committee meeting of 10<sup>th</sup> July 2019 BDBC are presently unable to demonstrate a 5-year land supply meaning that all local plan policies relating to the supply of housing are currently considered out of date. Meaning that while fundamentally this application fails to meet the local plan requirements for development in the local plan there is very little grounds for the Parish Council to comment upon based upon planning policy.