

SOBERTON PARISH COUNCIL

Minutes of the meeting of Soberton Parish Council held on
21st January 2020 in Soberton Village Hall

PRESENT: Mrs V Weston (Vice-Chairman), Mr D Salmon, Mr T Collins,
Mrs R Hicks, Mr R Stranks, Mrs A Turner,
Mr J Hyland (Chairman) arrived at 7.45 pm

In attendance: Jenny Clarke – Clerk
Gary McCulloch – Community Safety Officer

01/20 **APOLOGIES FOR ABSENCE**

Were received from: Mrs P Stallard, Mrs J Masterman, Mr A Andrew

02/20 **PARISH COUNCIL'S CODE OF CONDUCT**

A copy of the Parish Council's Code of Conduct was previously circulated.
There were no disclosures made by members of the Council.

03/20 **MINUTES OF THE LAST MEETING HELD ON 17th December 2019**

The Minutes of the last meeting, having been previously circulated, were
taken as read and signed by the Vice-Chairman.

04/20 **PUBLIC PARTICIPATION**

Gary McCulloch – Community Safety Officer for Swanmore Parish Council -
attended the meeting to give us an overview of the services he could
provide for our Parish.

A member of the public attended the meeting to record their comments over
the Planning Application for Beacon House, Crookhorn Lane, Soberton.

05/20 **CHAIRMAN'S COMMENTS**

- Councillors reports to be sent via the Clerk for distribution ALL
- Appointment of Parish Councillors – meeting to be arranged for week
commencing 27th January 2020 to meet all prospective new Councillors. JH/JC
- Lytch Gate, Holy Trinity. Surveyors report received and now to
request a specification in respect of the repairs to the foundations. JC
Advertise for contractors to tender for the works. JH
- Children's play area – we are researching our legal position with
regard to 'rights of access'. The land does not appear to be
registered to the Charity. JH
- Telephone Box on School Hill – Clerk to follow up with WCC. JC
- VE Day 75 year celebration – 8th May 2020
It had previously been agreed that we would plant trees to
commemorate the VE Day 75yr celebration. Three places have been

suggested. The Bank in the High Street, Soberton Church Green and the Churchyard in Newtown. Councillors were asked to suggest two more appropriate places to plant the trees.

ALL

Other VE Day celebrations to be discussed.

JH/TC/JC

- The Budget has been agreed and will now be submitted.

JC

- Agenda Items for Annual Council Meeting on 9th March 2020.

Suggested AGM Speakers:

▪ FWMT re preventative measures regarding flooding in the Parish.

RH

▪ Police re Home Safety

JC

▪ Re-cycling

VW/JC

06/20 PLANNING APPLICATIONS

See attached.

07/20 OPEN SPACES

Mr A Andrew's report received.

08/20 ROADS, TRANSPORT AND FOOTPATHS

- Roads

Nothing to report

- Lengthsmen Scheme

Summary of accounts received by the Council.

- Footpaths

Annual Vegetation Cutting request has been submitted to the Countryside Access Team

09/20 FINANCE

Proposed by Mr J Hyland and seconded by Mr T Collins.

R P Gardening £600, PC Garden Contracts £700, Clerk's Expenses £45.09,

Rookesbury Hall £102, Rookesbury Hall £25, Mr D Salmon £7.50,

Daniells Harrison £405, CPRE £36

Finance Update – C/A £44,039.25

Less £3,432.00 Lengthsmens Grant remaining

Actual £40,607.25

10/20 ST CLAIR'S MEADOW

Report received by the Council

11/20 FINGERPOSTS

Waiting for a response from the Small Claims Court.

JC

12/20 FLOOD ACTION REPORT

Report received by the Council

West Street – clarification needed on who is responsible for

maintaining the ditches. Awaiting a response from Portsmouth Water.

RH/JC

The Liberties – the treatment plant work has not been consented by FWMT. Parish Council to discuss with contractor Clanville Drain Tech. Liberty Road – Parish Council to obtain historic evidence of open ditch system. Recreation Ground - ditches. Waiting for one more quotation to clear the ditches surrounding the Recreation Ground.

RH

RH

RH

13/20 REPORTS FROM DISTRICT COUNTY COUNCILLORS

Reports were received from two District County Councillors.

14/20 CORRESPONDENCE

No correspondence for consideration.

15/20 ACTION LIST AND ITEMS FOR THE NEXT AGENDA

Usual Items plus:

- VE Day Celebrations
- VDS
- Parish Councillors
- Social Media
- Lytch Gate Newtown
- Community Safety Officer

161/19 DATE OF NEXT MEETING

Tuesday 18th February 2020 at 7.30pm in Rookesbury Hall, Newtown

There being no other business the meeting closed at 9.15pm

SDNP/19/06126/FUL

Beacon House, Crookhorn Lane Soberton

Erection of a timber building following the demolition of existing outbuildings.

A sizeable (16m by 6m) wooden framed building for storage and a workshop. The application states that 4 existing derelict buildings on the property will be demolished. The footprint of the new building is very similar to the combined footprint of the old buildings.

The new building will be located on the western boundary of the property, away from the main building and access to it will be via the existing driveway. The new building's location is quite close to the neighbour's boundary, but there is established hedgerow and trees on this boundary.

Neighbours of the property have contacted the Parish Council regarding the location and size of the new building expressing concerns regarding its closeness to the property boundary and its size.

The parish council objects to this application on the following grounds:

- The Parish Council is generally concerned about new development in the countryside, indeed Policy MTRA 4 seeks to limit such proposals.
- Regarding this application for a single large outbuilding we accept that there may be a need to rationalise a number of existing buildings into the proposed timber clad structure. It is the location of the proposed building which gives us concern and the reason for this objection.
- Beacon House is highly visible and can be seen from footpaths on Soberton Down and across the local landscape therefore care should be taken in locating any proposed new structures.

Reasons for this Objection:

- That the selected site is in an area of countryside (as defined in the Local Plan) within the National Park where no building currently exists.
- The 'gap' between the existing houses on Crookhorn lane and Beacon House is important to the character of the local area. The proposals erode the openness of the landscape and we feel compromise the setting of Beacon House.
- As such it is felt the proposed building could be better located closer to Beacon House to form a cluster in the landscape rather than 'in filling the gap'.

Finally, we note that there is no LVIA to support this application which may have assisted in locating the proposed building.

SDNP/19/06078/HOUS

3 Big Trees Cottages, Long Road Soberton

Rear Dormer and Loft Conversion.

A simple and standard loft conversion to the rear of the property. Rear dormers will be at the rear of the property with no change to the front elevations.

No reason for the PC to object.

SDNP/19/06064/FUL

Land at Bere Farm, Heath Road Soberton

Reinstatement of land at Bere Farm using imported soils, with reforestation of woodland and the use of the site for Glamping and ancillary development.

A significant application to develop a large area of land and return it to woodland as it once was, including the planting of circa 2,500 trees.

The application also includes the siting of 6 in number glamping/chalets/log cabins in the new woodland.

A detailed presentation of the work proposed and the impact on the local area is included within the application.

Some of the key points are:

- no new access as the access recently put in from Heath Road will be used during the development and subsequently by the residents/visitors using the cabins
- a significant tree planting project
- some new low level jobs would be created for the community, to maintain the cabins.
- visiting vehicles will be limited to one per cabin, and off-road parking is included in the plans
- the application has been through the SDNP pre application process, and a number of stakeholders engaged, including the PC.
- within the application there is a Direction for Planning application letter from the SDNP (Tim Slaney) stating that because "The application site is located in a countryside location, adjacent to Ancient Woodland and public rights of way including the Meon Valley Trail" the SDNP directs that this application shall not be determined by Winchester City Council. The SDNP proposes to determine it or deal with the application directly.

The parish council objects to this application on the following grounds:

The Parish Council comments are in two parts:

1. The application proposes positive land management including mass tree planting after a regrading exercise. The Parish Council is content with these parts of the application.
2. The reason for this Parish Council objection is based around, increased activity (noise and disturbance), impact on the tranquillity and visual impact by the proposal on the local area. These activities being due to the increased use of the access track, visitor parking for six plus cars within the countryside and the location of six proposed structures which when full will accommodate up to twenty-four people.

We also note that there is considerable local concern about these proposals due to the proximity of the proposed activities to local residences (noise and disturbance), access and traffic generation.

Reasons for the Objection:

The Parish Council feels that the proposed Glamping units are out of character, they are located in countryside and will impact on the openness of the landscape.

1. The Proposed six Glamping units, the land for the proposed sites is defined as 'countryside' and Policy MTRA4 of the local plan applies
2. The increased use of the access track and parking by cars on the site will cause an unwelcome impact of the openness and tranquillity of the landscape
3. The Dark Skies policy will in our view be compromised by the activity of the proposed use both by their existence and in accessing the units by car at night
4. Detrimental impact on the area of ancient woodland and area of nature conservation.

In summary, the Soberton Parish Council feel that if the Glamping units were located in existing woodland away from homes, public rights of way etc. the proposal could be viable. The Parish Council simply feels that such a proposal should be located elsewhere. That said we welcome the planting of the new area of woodland including the improvement of the soil as it will help protect the local adjacent areas of ancient woodland and the nature conservation area.

19/02830/HOUS

2 Dean Cottage Church Road Newtown.

Single Storey rear extension.

A modest single storey rear extension, increasing the size of the existing dining area/room.

Built using materials sympathetic to the existing elevations.

Close neighbour has submitted full support of the application, on the Planning portal

No reason for the PC to object.

Additional notes for PC only.

Nothing has yet appeared on the Planning portal regarding the fencing and change of use at Rose Farm.

Applications continue to be submitted for Change of use and modification of buildings in Selhurst Poultry Farm; and the ongoing development is causing concern to local residents.