

SOBERTON PARISH COUNCIL

Minutes of the virtual meeting of Soberton Parish Council Policy Committee
held on 17th November 2020

PRESENT: Mr J Hyland (Chairman), Mrs J Masterman (ViceChairman),
Mr N Findlay

IN ATTENDANCE: Jenny Clarke, Clerk

1/PC APOLOGIES FOR ABSENCE

Apologies were received from: Mrs A Turner

2/PC 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 Committee.

3/PC PUBLIC PARTICIPATION

Seven members of the public joined the meeting. Four to comment on current Planning Applications, one to present a personal Pre-Planning Application, one to enquire about the status of current enforcements in the Parish and one to comment on the pond in Soberton Heath.

4/PC TERMS OF REFERENCE

Terms of Reference for the newly formed Committee which have been previously circulated were agreed.

5/PC PLANNING APPLICATIONS

- Planning Applications See attached list
- Planning Decisions See attached list
- Whitewool Farm The Committee agreed to raise an objection regarding landscape and water quality issues.

JH/JM/NF

6/PC PLANNING ENFORCEMENT

Mr Hyland to write to Enforcement for an update on the following enforcements in the Parish:

- Trekking Centre, Station Road, Soberton
- Dradfield Lane

- Rose Cottage Farm, Church Road, Newtown
- Long Road, Soberton

JH

7/PC VILLAGE DESIGN STATEMENT

Mr Hyland reported that the VDS had been submitted to both Winchester and SDNP. As there has been no response to date Mr Hyland to write to SDNP and Winchester as the Committee feels that it may be appropriate in the future to submit two separate Statements due to the Parishes being split between the National Park and Winchester City Council. This is following the H M Gov current White Paper on Planning Policy and Procedure.

JH

The Committee will set up two teams for the two documents in the Spring of 2021.

8/PC FLOOD ACTION PLAN

Mr J Hyland submitted a flood action plan to the Committee which has been written by a resident of Heath Road regarding the drainage on Heath Road. The Committee agreed to move forward with suggestions within the plan.

Mr J Hyland has discussed drainage problems with the residents of Meonwood who have agreed to install a swale drain across the lawn to aid the drainage on Heath Road.

Forester Row – The sanitation unit has been repaired and the ditch partially cleared.

The Clerk to follow up with Hyde Housing to ensure that the ditch and the culvert are completely cleared.

JC

The Liberties - Following the recent heavy rain the ditches adjacent to The Liberties are full. The Clerk to contact Sovereign Housing Association.

JC

9/PC EMERGENCY PLAN

Emergency Plan to be reviewed by February 2021

10/PC FINANCE

Proposed by Mrs J Masterman and seconded by Mr N Findlay
 Payments: Clerk's salary, Clerk's expenses £73.42, RP Gardening £1,200,
 Paul Collins £660, Swanmore Parish Council £188.89,
 OD Electrical Contracting £168.00

Finance Update	-	C/A	£54,037.11
		Less	£ 4,432.00 Lengthsmens Grant remaining
		Actual	£49,605.11

The Finance sub-committee and the Clerk are to meet to discuss the 20/21 budget

AT/JH/JC

11/PC ITEMS FOR THE NEXT AGENDA

Usual Items

12/PC DATE OF NEXT MEETING

Tuesday 16th February 2021 at 7.30pm Venue to be confirmed

There being no other business the meeting closed at 8.22pm

Soberton Parish Council

Policy Committee – 17th November 2020

Planning Applications

20/01944/FUL

The Travellers Rest, Church Road, Newtown

Proposed erection of a replacement outbuilding to achieve the provision of a 2 bedroomed holiday let.

Comment: No comment

SDNP/20/03040/TPO

Porch House, School Hill, Soberton

T1 Acacia (1733T1)

Reduce lowest branch over hanging road side by 3 meters.

Remove lowest branch over drive way, to clear from wires.

Reduce large branch over hanging the property by 3 meters.

Reduce remaining tree by 1 meter and clear rubbing branches from wires.

T2 Sycamore (1733T2)

Reduce in height by 3 meters.

Reduce roadside by 3 meters.

Reduce drive side by 1 meter.

Clear rubbing branches from wires.

T3 Sycamore (1733T3)

Reduce in height by 2 meters.

Reduce drive side by 2 meters.

Reduce road side branches towards Orchard House by 3 meters.

Crown raise to 5 meters.

Comment: Work Now Complete

SDNP/20/04565/HOUS

Courtland, High Street, Soberton

Replace flat roof to garage and front porch with pitched roofs.

Comment: No comment

20/02207/HOU

Threeways, Heath Road, Soberton Heath

Single storey and two storey front and rear extensions and detached annex in rear garden.

Comment: Objection unless further information is provided.

The Parish has been contacted by a number of people who live locally with regard to the height and massing of the proposals for the Threeways house and the Annexe. From the drawings provided with the application it appears that the ridge line of the house is raised by some degree and it appears that this is higher than the adjacent buildings. The depth of the extension from front to back is considerable especially as the walls are close to the neighbouring boundaries and buildings. This is coupled with a 14.5m long outbuilding which is 3.5m high and will run along the northern boundary.

The inclusion of a balcony at first floor level will also lead to overlooking the adjacent gardens, due to the narrowness of the plot.

We have made the comments on massing because the application drawings do not show sufficient detail for us to make any other assessment. We would be prepared to reconsider our objection if the applicants were to provide the following: Elevations from the front (east), back (west) and north (including the annexe) of the proposals in context with the adjacent houses on Heath Road noting the roof heights including the proposed changes.

Along Heath Road there are concerns with both surface and foul water drainage and flooding. Given the increased developed footprint and additional habitable rooms we would also like to see proposals for both surface and foul water drainage.

SDNP/20/04835/HOUS

Westdown Cottage, Chalk Hill, Soberton

Two storey rear extension and new ground floor window on side elevation

Comment: No comment

SDNP/20/04774/HOUS

Staddlestones, High Street, Soberton

(Retrospective) Construction of 2no. outbuildings, shed and decking.

Comment: Planning condition requested

This is a retrospective application for elements of development constructed without permission and not permitted under permitted development rights. The Parish Council are concerned that more development may take place on the site without an application. We feel it appropriate that as a condition for the approval that Permitted Development Rights should be removed from within the red line boundary. Such a condition will require local consultation prior to the submission of a planning application for any new works.

SDNP/19/06078/HOUS

3 Big Tree Cottages, Long Road, Soberton

Rear dormer and loft conversion.

Application withdrawn

20/021197/OUT

Land adjacent to Mandalay, Forest Road, Soberton Heath

Erection of 2 detached dwellings

Comment: Object

Soberton Parish Council object to the proposal as described in the comprehensive schedule of documents provided with this application for the following reasons:

Planning Policy: The Parish Council regard the site as 'countryside' and an important gap which helps define the character of Forester Road. The Parish Council feel that the appropriate policy reference should be MTRA 4 and not MTRA 3 as noted in the application.

Landscape and Character: The proposed fields provide one of the first views of open countryside to the north of Forester Road when travelling east. This 'gap' was identified in the Soberton and Newtown VDS which was adopted as planning guidance in 2002. We note that the VDS is a dynamic document and is constantly reviewed and therefore remains very

relevant to this application. The landscape has not changed and the 'green gap, views and glimpses' classification in this instance remains. The existing development along Forester Road becomes less dense towards the east and becomes open to views across the adjacent countryside to the north and to the south. It is this openness which would be lost if the site is developed. The character of Forester Road is not that of a hard definition between development and countryside but is a road which allows open views of countryside to the north and south. The character of Forester Road from west to east is a transition from frontage development to occasional dwellings in the landscape. The Parish Council feel that development of this site would remove this feeling of openness and establish a suburban/enclosed feel.

SDNP/20/03460/FUL

Land at Kingsmead

(Amended Information – Received 30/10/2020)

Erection of two 2-storey dwellings for tourist accommodation.

Comment: Object

The Parish council are concerned about two aspects of this application; First, the layout, the two houses share a single access which makes access very tight and not practical. We are also concerned that the location of both houses will adversely impact the amenity of the adjacent houses/gardens.

Second, that of character, the proposals are described as holiday lodges, we question if small brick clad urban style houses is correct, should the proposal be that of timber framed and clad buildings.

Finally we feel that the proposals should be accompanied by a proper landscape plan with a maintenance strategy - who will look after the grounds?

Soberton Parish Council

Policy Committee – Tuesday 17th November 2020

Planning Decisions

20/00758/FUL

Land adjacent to the Maples, Church Road, Newtown

To build a new detached two bedroom chalet style bungalow plus a detached double garage with workshop on a vacant paddock. Construction traffic to use existing field accesses.

Application permitted

20/01880/HOU

Hone Copse, Heath Road

Proposed single storey rear extension and internal alterations to floor plan

Application permitted