

Minutes

Meeting of Ampfield Parish Council Planning Committee

Monday 12 December 2022, held in Ampfield Village Hall, 7:00pm to 8:00pm

Present:

Members of Ampfield Parish Council

Chairman Bryan Nanson

Cllr Julian Jones

Cllr Chris Ling

Cllr Kate McCallum

Cllr Julie Trotter

Others:

Kate Orange, Clerk to the Council

Nineteen residents of Flexford Close (until 7:40pm)

James Parkhurst, Inspired Villages (until 7:40pm)

Apologies

191. Apologies were received from Vice Chairman Graham Roads.

Previous Minutes

192. The Minutes of the Meeting Monday 07 November 2022 were agreed and a copy was signed by the chair.

Interests

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

Public Participation

194. The meeting was adjourned at 7:02pm for public participation

- a. James Parkhurst described the latest revisions to application 21/02697/RESS. The developer had attempted to address the concerns of neighbouring residents, and had amended roof-lines, position and outlook of buildings, and the planting, in the area adjacent to Monks Brook and overlooking Flexford Close. Levels were designed to allow for level access on the site. A letter had been sent to residents of Flexford Close describing the revisions. Trees would be planted next winter, giving them time to establish and develop before work started adjacent to Flexford Close. Outline approval had been given for 191 dwellings and this application was for 190.
- b. Cllr Ling noted that the levels and gradients, stated as the reason for the elevated ground level adjacent to Flexford Close, would have been known at the time that the application for outline planning permission was made. Also, the documentation included in the application refers to the Disability Discrimination Act, but the relevant act was now the Equality Act 2010.

- c. Eight residents of Flexford Close made representations, some on behalf of several neighbours. The points raised were:
- i. The clarification and additional drawings from the developer had been informative.
 - ii. The developer's attempts to reduce the impact on residents of Flexford Close were (universally) felt to be inadequate: the proposed adjacent buildings would affect the existing residents by overlooking them and reducing their privacy and light. The proposed buildings were still too tall (two storeys instead of the originally proposed single storey) and the built-up ground level that they were to stand on was too high. They wanted to see the levels reduced as per the outline proposal; or the roofline kept to the height shown on the outline proposal by constructing single-storey buildings.
 - iii. Residents noted that the ground levels adjacent to Monks Brook had already been built up. Some felt that this meant that approval had already been given by Test Valley Borough Council.
 - iv. A resident noted that the drainage document reported that there was little chance of the contamination leaching into Monks Brook. If so, then there had been no need to build up the land in order to prevent pollution of the water table.
 - v. Level access on site could be achieved through different means such as meandering paths: the increase in ground level was excessive.
 - vi. Block 13 was now closer to Flexford Close dwellings than it had been on previous versions of the application. It was facing the bedroom windows of at least one house.
 - vii. Residents requested that the new trees were mature, rather than small saplings, to reduce the time with limited cover. They were against the removal of trees, because of the visual screening that they offer; and they had also trapped dust during the previous summer.
 - viii. Some residents would like to see the alder trees removed as well as the evergreens, or coppiced, because they had grown weak and spindly through lack of light.
 - ix. One resident had contacted the M.P. and felt that the planners should visit the site to appreciate the problems.
- d. Chairman Bryan Nanson confirmed that members of the parish council had viewed the site from Flexford Close (all side roads) and from the opposite side, as recently as Sunday 11 December. He noted that any resident with a comment should submit it directly to Test Valley Borough Council, which could be done online. The last date for comments was 20 December, and late comments would be considered as long as the application had not been determined. He explained the procedure for public comments at Southern Area Planning Committee.

195. The meeting was reconvened at 7:30pm following the public participation.

Comments on Planning Applications

196. *Current planning applications were considered and the comments for Test Valley Borough Council were agreed.*
- a. **21/02697/RESS** ; Approval of details for appearance, landscaping, and layout of a care village pursuant to outline planning permission 17/01615/OUTS ; Former North Hill Sawmill Yard Baddesley Road Flexford North Baddesley Southampton Hampshire SO52 9BH. **Comment:** “Objection” with reasons as stated in the previously submitted comment dated 16 August 2022, because the latest amendment does not sufficiently address the concerns about the affect of the development on the residents of Flexford Road.
 - b. **22/02762/FULLS** ; Part-Retrospective application for the siting of two parallel rows of foaling boxes on equestrian land ; Lower Farm Lower Farm Lane Ampfield Hampshire SO51 9DP. **Comment:** “No Objection”, with a comment that we would like to see a condition that the sole access is through the area shown in red on the site location plan.
 - c. **22/02925/LBWS**; Repair and repoint bricks on rear chimney ; Forty Winks 169 Knapp Lane Ampfield Romsey Hampshire SO51 9BT. **Comment,** “No objection.”
 - d. **22/02927/TPOS** ; T1 Oak - Crown lift low hanging branches by reducing low branch tips by 1-2m to improve light levels to garden ; Woodlands 31 Beechwood Crescent Chandlers Ford Hampshire SO53 5PE. **Comment,** “We are content to rely on the opinion of the tree officer.”
 - e. **22/02978/TPOS** ; T47 - Oak - Reduce lateral branches by up to 2m, reduce top by up to 1m and reduce the branch extending towards the house by up to 3.5m ; Pinelands Ridge 43 Hook Road Ampfield Hampshire SO51 9DB. **Comment,** “We are content to rely on the opinion of the tree officer.”
 - f. **22/03003/TPOS** ; T1 Oak - Fell ; 30 Baddesley Road Chandlers Ford Eastleigh Hampshire SO53 5NG. **Comment,** “We are content to rely on the opinion of the tree officer.”

RESOLVED

Chairman

Date