

Minutes

Meeting of Ampfield Parish Council Planning Committee

Monday 18 October 2023, held in Ampfield Village Hall, 7:00pm to 7:50pm

Present:

Members of Ampfield Parish Council

Chairman Bryan Nanson
Vice Chairman Chris Ling
Cllr Pat Carter
Cllr Julie Trotter

Others:

Kate Orange, Clerk to the Council
Borough Councillor Sally Yalden
James Parkhurst of Inspired Homes
9 members of public

Apologies

234. Apologies were received from Cllrs Martin Hatley, Julian Jones, Kate McCallum and Graham Roads, and resident Alan Greenham.

Previous Minutes

235. The Minutes of the Meeting Monday 4 September 2023 were agreed and a copy was signed by the Chairman.

Interests

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

Public Participation

237. The meeting was adjourned for public participation at 7:03pm.
238. Representations were made on planning application 23/02385/FULLS.
- a. James Parkhurst spoke on behalf of the developer, Inspired Homes, with the background to the application.
 - b. Four residents of Flexford Close spoke, raising concerns. Councillors had also received and considered a letter from a resident.
 - i. Various objections, raised at previous meetings of Ampfield Parish Council and at the Test Valley Borough Council Southern Area Planning Committee, and which had been included in the objections of Ampfield Parish Council, were still held by residents, and were still relevant.
 - ii. The main source of concern was the elevated level of the ground that had been made up in order to encapsulate contaminated ground on the site, particularly adjacent to Monks Brook (opposite Flexford Close).
 - iii. Block 13 adjacent to no. 73 Flexford Close, remained unamended from the earlier application. Blocks 7 & 9, albeit set further away from Flexford Close and with amendments to their rooflines, were still too high. The blocks would overlook the houses and gardens, and be overbearing.
 - c. There was discussion about the trees on the banks of Monks Brook. Residents felt that they would provide some protection from dust noise and visual screening during the construction phase, but conversely, the replacement saplings needed time to mature.

James Parkhurst confirmed that the proposals for planting and the timing had been worked out in consultation with the tree officers at Test Valley Borough Council.

d. The meeting was reconvened at 7:20pm.

Comment on Planning Applications

239. There was discussion on application 23/02385/FULLS. The principle of the development was still supported by the parish council. Consideration was given to whether the concerns of the residents of Flexford Close had been allayed. The residents' concerns stemmed from the elevated ground level, which had been built up; and the height and scale of the proposed blocks adjacent to Flexford Close. This application missed the opportunity to alter other blocks on the site in order to offset lost units and enable reduced heights adjacent to Flexford Close.
240. Application 23/02385/FULLS would be called in for consideration by the Test Valley Borough Council Southern Area Planning Committee, at the request of Cllr Sally Yalden, Borough Councillor. It was noted, however, that the lodging of an appeal, such as the developer had done here against the refusal of planning permission on the previous application, was a normal part of the planning process.
241. *For application 23/02385/FULLS; Development to form Phases 2 & 3 of care village (Use Class C2), comprising erection of buildings to provide 91 no. 1 and 2-bedroom extra care apartments, provision of outdoor amenity space, landscaping, parking provision and associated works; Former North Hill Sawmill Yard Sawmill Yard Baddesley Road Flexford North Baddesley Southampton Hampshire SO52 9BH, it was proposed to comment "Objection", with reasons of the elevated ground level, height and scale of the blocks adjacent to Flexford Close.*

RESOLVED

242. *For application 23/02363/FULLS; Construct orangery, basement, single-storey extension and porch, install rooflights and widening of entrance gates; Chedworth Straight Mile Ampfield Romsey Hampshire SO51 9BA, it was proposed to comment "**No Objection**", with comment to note that all of the trees on the site are protected because they are included in a woodland tree preservation order; no fires should be allowed on site at all due to the nuisance bonfires which had taken place on this site over a sustained period of time; the first floor window overlooking the neighbour should have obscure glass; parking should be within the site, not on the soft verges and root protection area of trees on the Straight Mile.*

RESOLVED

Chairman

Date