

## Minutes

### Meeting of Ampfield Parish Council Planning Committee

Monday 25 October 2021, held in Ampfield Village Hall, 7:00pm to 8:40pm

#### Present:

##### Members of Ampfield Parish Council

Chairman Bryan Nanson

Vice Chairman Graham Roads

Cllr Chris Ling

Cllr David Stevens

Cllr Julie Trotter

#### Others:

Kate Orange, Clerk to the Council

8 members of public

#### Apologies

110. Apologies were received from Cllr Julian Jones, Cllr Kate McCallum, and Cllr Mujeeb Rahman.

#### Previous Minutes

111. The Minutes of the Meeting Thursday 07 October 2021 were agreed and a copy was signed by the Chairman.

#### Interests

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

#### Comments on Planning Applications

##### **21/02965/OUTS; Outline application for detached dwelling and garage with all matters reserved; Land To The Rear Of The Paddocks Winchester Road Ampfield SO51 9BG**

113. At 7:05pm Standing Orders were suspended for public participation on application 21/02965/OUTS.

Three residents of adjoining properties spoke in turn on the following issues:

- a. They intended to object to the proposed development.
- b. The proposal was out of character with the area (linear development, with gaps between dwellings), and so contrary to the Local Plan.
- c. The narrow access onto main road A3090 with limited space on site necessitated the reversing of vehicles in one direction or the other, which was dangerous. Large vehicles in use during construction would disturb the occupants of the adjoining house.
- d. The proposal for foul water disposal required further investigation. Local geology limits the use of soakaways, but the proposed use of the ditch along A3090 for the disposal of waste water from the sewage treatment plant seemed unsuitable as the ditch was overgrown, and not within the curtilage of the site. The ditch and soakaway of an adjacent house were under the driveway of the proposed dwelling, and should not be compromised.
- e. Ecological concerns were raised. The site had been fallow for 8 to 9 years and so should be characterised as wild pasture. However, in June 2021 it had been uniformly cleared of vegetation, trees and hedgerows; making the Phase 1 habitat survey incorrect. Assertions in the application about the site being cleared annually were also incorrect; so the proposed mitigations were inadequate to offset the true loss of habitat. Where

wild pasture is lost to housing development, typically off-site measures were required to balance the loss of habitat. The proximity to New Forest SPA etc necessitate further mitigation measures.

The Meeting reconvened at 7:20pm.

114. *It was proposed to comment "Objection" on application 21/02965/OUTS, with reasons:*
- a. The application was not in keeping with the Ampfield Village Design Statement in terms of character of the area, specifically the loss of the space visible between and behind dwellings; and the loss of amenity for nearby dwellings;*
  - b. Concerns about sewerage and drainage;*
  - c. Concerns about access;*
  - d. Inaccuracies in the statements on wildlife.*

RESOLVED

**21/03042/FULLS; Erection of a two story extension to the rear, single storey extension to side, reconfiguration of roof space to create two bedrooms, erection of annexe building to replace double garage; Sunnyside House Ampfield Hill Ampfield SO51 9BD**

115. At 7:30pm Standing Orders were suspended for public participation on application 21/03042/FULLS.

A neighbour listed concerns about the proposal.

- It was overdevelopment of the site.
- The design was such that windows could be put in at a later date, reducing neighbours privacy.
- It reduced the size of the already small garden.
- 8 to 10 vehicles at the property were already problematic for neighbours, blocking Wingham Lane, and obstructing the verge (which was used by pedestrians).

A second neighbour had concerns:

- The proposed 3 storey building with annexe was excessive for the small plot and not in keeping with the neighbouring properties.
- The large buildings, with many windows, abuts the garden of the neighbouring house, reducing their privacy.
- The hedgerow had been removed, and it seems that part of this may have been in the Conservation Area.
- The proposed swimming pool abuts the electricity sub-station, which may not be safe.
- Electricity cables would need to be moved to accommodate the 3 storey building.
- The owner already parks vans over the grass verge, which is outside the curtilage of the site, and makes it difficult for pedestrians to pass. The parking area would be reduced by the proposed development.

A third neighbour noted the following:

- Noise from people at the fire-pit and pool would disturb neighbours;
- The privacy of neighbours would be reduced by the overlooking building;
- It is already difficult to walk along the verge because the occupant parks a number of vehicles on it.

A resident noted that the proposed design is not in keeping with the vernacular properties in the immediate area, and that the proposal was too large for the site.

There was discussion about alleged running of a business from the site, which was outside the scope of the application.

The Meeting reconvened at 7:45pm.

116. *It was proposed to comment "Objection" to application 21/03042/FULLS, with reasons:*
- a. The increased height and bulk of the proposal was not in keeping nearby properties, against the requirements of Ampfield Village Design Statement and it adversely affected the privacy of neighbouring dwellings;*
  - b. The design was out of character with the nearby dwellings, contrary to Ampfield VDS.*
  - c. Parking needed consideration in view of the large numbers of vehicles associated with the property, already causing problems by parking on Wingham Lane and the verge.*
  - d. We noted that SSE should be a consultee, as the owner of the substation and cables.*

RESOLVED

**21/02889/FULLS; Demolition of 2 bungalows and erection of 2 dwellings; Linden Cottage Green Pond Lane SO51 9BR**

117. *It was proposed to comment "Objection" to application 21/02889/FULLS, with reasons:*
- a. Part of the proposed development is in the countryside, outside the settlement boundary;*
  - b. The proposed dwellings are too large for the site: it lacks amenity space, and is out of keeping with Green Pond Lane.*

RESOLVED

**21/03031/LBWS; Alterations to a utility space to the rear of the existing garage to include removal of the asbestos roof, new plain clay tile roof and structure, existing single brick walls to be insulated, new window, rooflight, door and weatherboard cladding, new insulated floor to provide a games room and mezzanine ancillary to the house (Amended Scheme); Monks Barn Knapp Lane Ampfield SO51 9BT**

118. *It was proposed to comment "No Objection" to application 21/03031/LBWS.*

RESOLVED

**21/03036/FULLS; Erection of open sided front porch and installation of bi-parting doors to rear; Keepers Cottage Jermyns Lane Ampfield SO51 0QA**

119. *It was proposed to comment "No Objection" to application 21/02036/FULLS.*

RESOLVED

**21/03047/PDQS; Application to determine if prior approval is required for proposed change of use of agricultural building to 2 dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion; Pockocks Roses Jermyns Lane Ampfield SO51 0QA**

120. *It was proposed to comment "Objection" to application 21/03047/PDQS, with reasons:*
- a. We are commenting within the constraints of the application, which does not enable us to comment on the feasibility of converting the existing buildings given their construction and condition.*

RESOLVED

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Chairman .....

Date .....