



# Itchen Valley Parish Council

## Planning Committee Minutes

Thursday 21 April 2016

**Attending:** - Cllr Phillips (MP), Cllr Appleby (PBA), Cllr Riley (YR), Cllr Langford (CL).

**In attendance:** Alan Weaver (Parish Clerk & RFO)

1. **Apologies** – Cllr Denniss (OD)

2. **Approval of the Minutes and Matters Arising from the Meeting of 16 March**

The minutes were approved as a true record of the meeting and were signed by the Chairman. There were no matters arising.

3. **Feedback on the Winchester District Public Participation Session (Planning)**

PBA & YR had intended attending, but were told by Democratic Services they needed 48 hrs notice of questions, which could only be on items on the agenda. YR discussed with Democratic Services how best to relay the Parish Council's wish for Planning feedback and training from WCC Planning Department.

Action – Head of Democratic Services to be contacted requesting training and feedback on planning issues. **YR**

WCC planning portal system administrator to be contacted asking for provision of on-line option to request consideration by Planning Committee. **YR**

4. **Update on B1 to B2 Itchen Abbas Business Centre:**

PBA confirmed application had now been withdrawn.

5. **Planning Applications**

5.1 Ref No SDNP/16/01284/HOUS

Public Participation – Dr Tan attended to make representations about his planning application. He summarised structural changes and highlighted that there were no proposals to increase footprint. Councillor Riley confirmed she had undertaken neighbourhood consultations and had received no unfavourable comments. Dr Tan was praised for the quality of the plans submitted.

Decision **No Comment**

5.2 Ref No SDNP/16/01550/HOUS

Public Participation – Mr D.Hartwright, the applicant, attended to make representations about his planning application. Mr P.Waldron, his neighbour, also attended to support his application. Mr Waldron stated that the proposals were not out of character with other developments in the area and attracted no opposition from neighbours. There was a discussion about the proximity of the proposed garage extension to the beech tree in the neighbour's garden and the increase floor area of the proposals. Mr Harwright was asked to provide a clear statement about the nature and purpose of the independent garage ruling out its future use as habitable accommodation. He was advised to contact the WCC Tree Officer at the earliest opportunity.

Decision **Object**

Increase in habitable floor space is in excess of 30%, advocated by SDNP policy 45 and by Itchen Valley Parish Plan. Parish Council also have some additional concerns listed above.

**6 Review of Planning Committee TORs prior to AGM (4<sup>th</sup> May)**

Planning Committee recommended amended wording for paragraph 3 – Responsibilities and Powers of the Committee – bullet point 10 as follows:

*‘On site meetings may be arranged with the applicant if deemed necessary to clarify a point or to aid the decision making process. Such meetings should be attended by two councillors, but in exceptional circumstances can be attended by one councillor’.*

Action – Amended TORs to be produced and submitted to AGM for approval **AW**

**7 To discuss the Rural Planning consultation document & other changes to the planning system**

Councillor Riley summarised content. Councillors agreed to examine Neighbourhood Planning Proposals in more detail if they were approved. **ALL**

**8 Any future planning discussion agreed by the Chairman**

There was a brief discussion about recent land and property purchases in the area.

**9 Date of next meeting – Thursday 19<sup>th</sup> May at 7.00 pm at Itchen Abbas & Avington Village Hall**