



# Itchen Valley Parish Council

## Planning Committee Minutes Thursday the 20<sup>th</sup> October 2016

**Attending:** - Cllr Langford - Chair, Cllr Riley, Cllr Appleby, Cllr Denniss.

1. **Apologies.** Alan Weaver (Parish Clerk & RFO)
2. **Public Participation and Declarations of Interest.**

There were no members of the public and no declaration of interest.

### 3. **Approval of the Minutes and Matters Arising from the Meeting of 21 July**

There were no matters arising. The minutes were agreed as a correct record. The Chairman signed the minutes.

### 4. **Planning Applications**

[Detached double garage with accommodation above. Resubmission to relocate garage to avoid existing cesspit\(L\)](#)

Heather Glen Main Road Itchen Abbas SO21 1AT SDNP/16/04714/HOUS – Closing date for comments – 24<sup>th</sup> October

**Decision:** To support the application

[Single storey garage extension, replacement of conservatory with single storey extension. 1.5 storey front extension and roof extension over main dwelling\(L\)](#)

The Holding Chapel Lane Easton SO21 1HG SDNP/16/04881/HOUS – Closing date for comments – 28<sup>th</sup> October

**Decision:** To support the application

[Erection of dwelling, incorporating basement, related parking and landscaping; demolition of existing house, swimming pool complex, garaging and ancillary stable building; creation of parking for cottages and site wide landscaping including burying of power cables.\(L\)](#)

New House Avington Lane Itchen Abbas Winchester Hampshire SO21 1BJ SDNP/16/05025/FUL – Closing date for comments – Closing date for comments – 4<sup>th</sup> November

**Decision:** To advice full council to object to the current application.

In making the assessment the committee commented on the excellent quality of the application details and the improvement that a classically designed house would bring to the locality

However, there was concern over;

- The size of the new house, it is very large for the plot and out of scale with the locality
- The applicants have used garages and outbuildings in their calculations of the existing buildings (these building are not habitable and should not be included). The calculations then omitted the basement from the proposed new dwelling. (integral garages should be included) Comparing like with like the new building is 225.5 m<sup>2</sup> larger and excluding the outbuildings it is even larger. There was a query raised about whether there were garden sheds or outbuildings connected with field next door.

- The proposed ridge is 2 M higher than the existing ridge and will be viable from footpath 31.
- The north elevation will be 13.2 M high and four storeys
- The basement threshold level is 1.4 M lower than the lowest spot in the existing garden and may reach into the water table close to the River Itchen.
- The Landscape strategy includes hedging the Itchen Way footpath (31) into a narrow path making both sides difficult to maintain, the council would prefer the applicants to consider removing the fencing so that the public walk around the field edge?
- The size of the grounds for the New House will also result in the loss of the gardens to the four cottages.

## **5 Local Landscape Character Assessments & Village Design Statements.**

The Chair reported that the concept that the protection of the River Itchen would engage landowners with the LLCA had been usurped as Natural England are about to launch a major project with local landowners on this basis.

Some councillors felt that producing a LLCA had benefit as it formally recorded areas of landscape that were highly valued by the local communities and to date we weren't aware that such a record existed, which could have value. However, there remain concerns that the outputs of a hybrid LLCA documents are too woolly and don't have enough teeth to protect the local villages from unsympathetic development given each village is a melting pot of building styles from over the ages

The LLCA and VDS had been allocated a provisional budget for next year, but it was still unclear as to whether there was support for going forward.

### **Action**

A final discussion to take place at the next planning committee.

## **6 Any Other Business**

There was no other business

Meeting closed at 8.00 pm.

## **7 Date of next meeting – Thursday 17<sup>th</sup> November 2016 at 7.15 pm in Itchen Abbas & Avington Village Hall.**