



Itchen Valley Parish Council

Planning Committee Minutes

Thursday 19th July 2018

Present: - Cllr Appleby (chair), Jeffes, Riley, Stoodley, Ward (from 7.15 pm). In attendance; 2 local residents/planning applicants – Mr and Mrs West.

In Attendance – 2 local residents/planning applicants – Mr and Mrs West, A Weaver Clerk.

1. Apologies - Cllr Andrews, Langford. Cllr Jeffes apologised for having to leave the meeting at 7.30 pm. In absence of Cllr Langford and with agreement of meeting, Cllr Appleby took the chair

2. Approval of the Minutes and Matters Arising from the Meeting of 20th June 2018.

There was a discussion about the content of the minutes. The minutes were corrected - Cllr Jeffes did not attend 20th June meeting – and agreed as a correct record. The Chairman signed the minutes.

Matters Arising

Ransom Strip – Cllr Appleby reported that Neighbourhood Officer had taken a similar line to Environment Agency. The matter would now be referred to WCC Planning for their comments.

Action – Cllr Appleby to action.

3. Public Participation and Declarations of Interest.

There were no declarations of interest. Cllr Appleby welcomed attendees to the meeting.

4. Planning Applications.

- i. [The material change of use of a building previously used as a single dwelling to use as two separate single dwellinghouses by way of subdivision as per Section 55\(3\)\(a\), specifically not subject to any occupancy conditions.](#)

The Bungalow Avington Trout Fishery Lovington Lane Avington Winchester Hampshire SO21 1BZ
SDNP/18/02844/LDE Deadline – 2nd August 2018

Cllr Appleby gave Mr and Mrs West an opportunity to make representations. Mr West provided some background details to the planning application to change the use of the building. He stated that the house was built in 1959 and had been used as two dwellings from the outset. They wanted to regularise the position and were applying for its lawful use as such. He pointed out that council tax had been paid for both dwellings for the last 20 years. There was a discussion about the proposal to remove the Agricultural/Water Keeper restriction.

Councillor Ward arrived (7.15 pm).

Decision – *Itchen Valley Parish Council have no objection to the proposal to use the building as 2 separate single dwelling houses but object to the proposal to remove the Agricultural/Water Keeper restriction.*

The dwelling may have been occupied as two, instead of one, for the requisite period to obtain a CLEUD but it has also been occupied by water keepers in compliance with the planning condition of the original 1970 consent. The continued use by water keepers since 1970 demonstrates the ongoing need. The Parish council objects to the removal of the restricted occupier and supports the policies of SD48 of the draft SDNP Local Plan. The Agricultural/Water Restriction should be retained for at least 1 of the dwellings.

- ii. [Alteration to low level boundary wall and formation of new entrance gates and piers](#)

Longfield House Main Road Itchen Abbas Winchester Hampshire SO21 1AX
SDNP/18/03264/HOUS Deadline – 16th August 2018

There was a discussion.

Decision – *Itchen Valley Parish Council have no objection to this application provided the Highways*

Authority are satisfied with the proposals. However, the Parish Council is disappointed by the proposal to construct large solid gates at the front of the property.

iii. [Provision of a secondary access on to Northington Lane to enable access to the temporary church hall during construction of the main Hall.](#)

Brethrens Meeting Room London Road Micheldever Hampshire

18/01413/FUL Deadline 3 August 2018

There was a discussion. Members noted that this was an unusual application. Members noted that original planning permission was out of date and there was no plan associated with this application.

Action – Clerk to check correct details have been provided.

5. WCC Planning Responses

Cllr Riley stated that in a short period of time, 3 applications had been approved in which the views of the Parish Council had not even been taken into consideration. In the past, where the Parish Council's views have not been incorporated into the decision there has been a coherent argument put forward for not doing so. This is no longer being done and there is some evidence that the proper planning process is not being followed, eg. Bungalow, Church lane – Conservation Officer has not formerly reported and Historic Buildings Officer does not appear to have visited the site. These issues do not appear to be unique to our Parish Council. There was a discussion.

Action – Cllr Appleby to write to WCC Councillors, and copy in Head of Planning re: this issue.

(Cllr Jeffes left at 7.30 pm)

6. Response to Rural Exception Site

Members felt that in light of recent talk on Affordable Homes and Rural Exception Sites at last Full Council Meeting, the Parish Council probably needed to follow up issues with local land owners over particular pieces of land. There was need for a project, probably led by Cllr Langford, Chair of Planning Committee, a possible discussion item at September's Parish Council Working Group meeting.

7. Items to be Considered at Next Meeting.

There were no items for consideration.

7 Date of next meeting

Thursday August 23rd at 7.00 pm at Itchen Abbas & Avington Village Hall.

The meeting closed at 7.45 pm.