

**Minutes of the Meeting of Selborne Parish Council Planning Committee
held in Blackmoor Village Hall on Wednesday 10th January 2007 at 7:00pm**

Present:	Mr. A Chisholm	Chair
	Mrs. C Keohane	
	Mr. J Coles	
	Mr. W Oliver (7:30pm)	
	Mrs. L Yeomans.	
	Mr. D Ashcroft	
	Mrs. H Carter.	
	Mrs. A Martin.	
	Mrs. M Palmer	
	Mr. P. Chapman (7:35pm)	
	Mrs. L Coney	Clerk

Also present was 1 members of the public, 0 representatives of the press.

Item 1 – Apologies for absence

Apologies for absence were received from Cllr Chapman and Cllr Oliver.

On completion of item 1 the meeting recessed to allow members of the public to speak on any matter prior to the re-commencement of the meeting.

Mr. Trodden – South Lodge, Blackmoor. (Cllr Coles declared an interest in this matter and did not pass comment)

Mr. Trodden introduced himself to the council and stated that he had been a Blackmoor resident for the last 25 years. He said he was particularly opposed to any development within the AONB but was very concerned about Cllr Womack's comments and strength of feeling against him with regard to his recent application, which was considered and subsequently refused at North Planning in December 2006.

Mr. Trodden handed out to councillors copies of a letter, which he sent to the planning department prior to the North Planning Meeting and also two photographs showing how the fence and hedge would look once established, using examples from fencing in Petersfield and Selborne.

Mr. Trodden explained that he wished to retire to South Lodge but he had recently received death threats and had a £65,000 camper van stolen from his house, hence the need for fencing and inward facing CCTV, which he had been advised to install. He also wished to install the fencing to keep vermin out from the garden.

He felt that Blackmoor Archive Society were at the centre of the objection to his application and in particular one parish councillor who was connected to the archive society. Mr. Trodden felt that the reason his application was turned down was on the erroneous claim that he had removed a Victorian iron-railing fence, and this prejudiced his application and influenced councillor's decision. He therefore requested an explanation in writing from the parish council as to where this information originated. He was very upset by the whole matter and said he would be consulting his solicitor and then the planning department to see where they go from here. It had been suggested that he look at a deer fence, but once he had seen his solicitor he would decide how to proceed.

In light of possible legal action the Parish Council stated that they felt unable to comment upon Mr. Trodden's thoughts at this stage as it sounded likely that this application would come up again. Whether it appears as an appeal or as a new application the parish council did not want to prejudice themselves in advance of that time.

Item 2 – Approval of minutes from the planning meeting on Wednesday 13th December 2006. It was **AGREED** that the minutes were accepted as a true record and signed accordingly.

Item 3 - Disclosure of Pecuniary and other interests.

The Chairman reminded members who had an interest to disclose, in relation to any item included in the agenda for this meeting, that it was their duty to do so at the appropriate agenda item. (As required to be disclosed by Section 94(1) of the Local Government Act 1972; and in accordance with the Parish Councils Order 2001)

Item 4 – Planning matter arising.

- a) Updates to the planning guidelines. Deferred to the next meeting. Cllr Keohane was asked to distribute via e-mail the existing planning guidelines to councillors. Councillors to read through the document and then suggest amendments prior to the next meeting.

Item 5 – Planning applications

F.22530/013/FUL. Formation of two access tracks and security fencing. Southlands, Oakhanger Road, Oakhanger. **OBJECTION** with comments: 1, The Parish Council objects to the proposed 3m high fence around the two sites: its height is excessive causing an unnecessary visual impact in an area of outstanding natural beauty that will form part of the national park. We require that the fence is reduced in height and that it's visual impact is minimized by the use of natural hedging.

2, the planning application for site A includes an additional vehicle track to the south west of the new water extraction site. The planning application does not justify why this additional track is required and it would seem to be creating unwarranted additional vehicle access track within the bounds of the national park, which should be actively discouraged. We require that this track is not constructed.

F.23837/006 Prune one walnut, one acer, one beech and one flowering cherry. Coombe, Gracious Street, Selborne. **NO OBJECTION**

F.49967/FUL First Floor extension to side. Maple Rise, Oakhanger Road, Oakhanger. **NO OBJECTION** with comments. Observation - The Parish Council are concerned that the new extension will over look the neighbours bedrooms and request that the planning department require steps be taken by the applicant to minimize this.

F.49753/FUL. Single garage to side and conservatory to side. Lothlorien, Huckers Lane, Selborne. **NO OBJECTION**

F.31113/030/FUL. Change of use of barn from storage to office use. Northern Barn, Sotherington Hop Kilns, Sotherington Farm Lane, Selborne. **OBJECTION.** Based on the grounds that the design is almost identical to that of the last application, it is not in keeping with the site and there is no requirement for business use on the site. It is contrary to the Crow Act of 2000 and would diminish the landscaping on site. In order to word the objection correctly Cllrs Oliver and Palmer will draft the council's response and send to Cllr Keohane for circulation prior to submission to EHDC.

F.27337/008/FUL Retention of electricity supply, widening of access tracks and installation of water supply infrastructure. Oaklands Farm, Green Street, East Worldham. (Neighbouring Parish) **OBJECTION** with comments: The application is not justified on agricultural grounds. The Parish Councils understanding from meetings held last year with the Almydehia Group was that farming would continue at Oaklands Farm. The Parish Council therefore objects to the de-facto de-agriculturalisation of the farm and would like to make the following points:

1) All the infrastructure that has been permanently installed is purely to serve only a temporary use that is permitted under the 28 day rule. The supporting statement doesn't even attempt to claim that this infrastructure is for agricultural use, which is the permanently permitted use of the land. There are some sheep grazing, assumed to be to keep the grass down, but there doesn't seem to be a proper farm as such any more. The planning application offers no agricultural or permanent justification for the widened track and the water and electricity infrastructure and terrace. Although it is stated that "the applicant's intention towards the holding is that it will remain in agricultural use", nowhere in the application or supporting statement is it argued that the proposed retention of the widened track (which is easily wide enough to accommodate 2-way traffic) and the water and electricity infrastructure are in any way intended to serve the permanently permitted agricultural use of the land. The material used is out of character with the rural setting, and of course this is designated National Park.

2) Photographs 10 and 11 shown in the supporting statement are really very misleading, in that neither photo indicates the true width of the track. A car is shown in the middle as if it's a single lane track. In fact, the width of the track is very broad; it is now easily two-lane - there is ample room for cars to flow in two directions at once and it is considerably wider than any normal / typical farm track built for agricultural use. Whilst an original track may well have existed, it has been replaced by a substantial road, albeit made of scalplings.

3) The operation to widen the westernmost vehicular access to the land has been carried out on Common Land. It is registered as *CL73*, and this Common Land includes wide strips of land that border both sides of Green Street (the B3004). There may be legal issues here. It would appear that the Roman Road has been cut through the road a number of times with their works. The parish council would therefore recommend that the County Council's archaeologists should carry out a survey and assessment.

NOTE Councillors voted on this item as to whether to object. The result was 7 in favour of objecting, 2 against and 2 abstentions.

Item 5- Planning Results received since December 13th 2006

F.30899/004. Prune one yew and prune one false acacia. Peel Cottage, High Street, Selborne. **NO OBJECTION**

F.32121/003.AGR. PNO Formation of roof over existing structure. Priory Farm, Honey Lane, Selborne. **PRIOR APPROVAL NOT REQUIRED**, subject to compliance with conditions – development must commence within 5 years and once the permitted use of the building has ceased it shall be removed and the land reinstated.

F.28564/005/FUL. 1.5m high fence and formation of new vehicular access. South Lodge, Blackmoor Road, Blackmoor. **NOTICE OF REFUSAL.**

F.24530/004/FUL. Change of use of open land to residential and detached garage. Church Cottage, Oakhanger Road, Oakhanger. **NOTICE OF REFUSAL.**

Item 6- Planning appeals.

F.35573/008. Change of use of land to residential and retention of mobile home. Land Adjacent to Oakhanger Stream, off Gibbs Lane, Oakhanger. To be decided at the next meeting. Cllr Thoms noted that the only thing that had changed since the last time this case was considered was that affordable housing had become available in the village.

Item 7 - Any Other Business. *In accordance with Local Council Administration there will be no resolution made on matters arising from this item. If action is required the matter will be placed upon a future agenda.* None arising.

Item 8 - Date and Place of next meeting. – Wednesday 24th January 2007 at Blackmoor Village Hall 7:30pm

The meeting closed at 8:05pm

Signed
Chairman of planning

Date