

**Minutes of the Meeting of Selborne Parish Council Planning Committee  
held in Oakhanger Village Hall on Wednesday 11<sup>th</sup> July 2007 at 7:00pm**

Present: Mrs. M Palmer Chair  
Mr. S Goater  
Mrs. A Luty  
Mr. T McMeekan  
Mr. P Dixon  
Mr. N James  
Mrs. H Carter  
  
Mrs. L Coney Clerk

Also present were 1 members of the public (arrived 7:20pm), 0 representatives of the press.

**Item 1 – Apologies for absence**

Apologies were received from, Cllr Mrs. Barnfield and Cllr Cabrol

***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. There were no questions.***

**Item 2 – Approval of minutes from the planning meeting on Wednesday 13<sup>th</sup> June 2007.** 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.** There were no matter arising. The clerk noted that a representative from Liss Parish Plan will come and talk to councillors at the planning meeting on the 22nd August.

**Item 5 – Planning applications.**

Three applications had been received at the beginning of the week and will therefore be considered at the next meeting.

**Item 6- Planning Results** received since June 27th 2007.

**50279.TWO STOREY EXTENSION TO SIDE Clifton, Oakhanger Road, Oakhanger, Bordon. NOTICE OF PERMISSION.**

**22492/014 CANOPY TO PROVIDE SHADE/SHELTER OVER PLAY AREA St. Matthews C Of E Primary School, Drift Road, Blackmoor, Bordon. NOTICE OF PERMISSION**

**31234/005 RETENTION OF PORCH EXTENSION TO SIDE ELEVATION Uphill Cottage, Plum Fell Lane, Selborne, Alton, GU34 3JX. NOTICE OF PERMISSION**

**Item 7 Planning Appeals**

**APP/Q1700/A/07/2033911.** (F.20661/043/CMA) Appeal by Tower Brick. Site at Honey Lane, Selborne, Alton. The clerk had circulated the previous objection letter. As there had been no changes on the site it was **AGREED** to resend the objection letter with today's date.

**APP/M1710/A/07/2048135/NWF.**Appeal by: Mr & Mrs M Heritage Church Cottage, Oakhanger Road, Oakhanger, Bordon, GU35 9JN  
Proposal: CHANGE OF USE OF OPEN LAND TO RESIDENTIAL AND DETACHED GARAGE/STORE.

The parish council **OBJECTS** to this application on a number of grounds.

- 1) The change of use is requested on a piece of land which is undisputed Common Land (reference number CL109). which is a SSSI and SAC. The argument lodged by the applicant that this land is part destroyed is irrelevant. It is a piece of Common Land and if permission were granted it would set a dangerous precedent nationwide.
- 2) As Per the Open Space Society information sheet C1, if a person wishes to undertake works on Common Land, under section 194 of the Law of Property Act 1925, it is only lawful if the applicant has obtained the consent of the Secretary of State. This piece of land has been specifically retained by the Secretary of State as Common Land and the applicant does not have such consent.
- 3) Oakhanger does not have a Settlement Policy Boundary. The lack of a SPB presupposes that the area is countryside where, in line with the guidance in PPS7, there is a presumption against development. , It implies that the village is not a sustainable location for development and it does not imply that development works can be carried out anywhere. In the absence of an SPB it is not in the gift of the applicant to determine where the demarcation between village and countryside should be.
- 4) The fence mentioned in the case at Liphook has no relevance to this case.

Selborne Parish Council would concur with the reasons for refusal given by the district council.

**Item 8 - 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.

Cllr Goater asked how common land is safeguarded and what the council can do to keep it secure. Cllr Palmer replied that there is legal protection given to common land. The Parish Council should respond to any planning applications on common land accordingly and notify the clerk of any unauthorised encroachment onto common land so it can be reported to enforcement.

**Item 8 - Date and Place of next meeting.** – Wednesday 25th July 2007 at Blackmoor Village Hall 7:30pm.

The meeting closed at 7:25pm

Signed  
Chairman of planning

Date