

**Minutes of the Meeting of Selborne Parish Council Planning Committee
held in Selborne Village Hall on Wednesday 13th June 2007 at 7:30pm**

Present: Mrs. M Palmer Chair
Mr. P Ravenscroft
Mr. S Goater
Mrs. A Luty
Mrs. H Carter
Mr. T McMeekan
Mr. S Cabrol
Mr. N James
Mr. P Dixon (7:50pm)
Mrs. M Barnfield (7:50pm)

Mrs. L Coney Clerk

Also present were 0 members of the public, 0 representatives of the press.

Item 1 - Election of a vice chair. Cllr Ravenscroft was nominated by Cllr Mrs. Palmer and seconded by Cllr Goater. This was agreed by all and Cllr Ravenscroft was duly elected vice chair.

Item 2 – Apologies for absence

None received

On completion of item 2 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 3 – Approval of minutes from the planning meeting on Wednesday 23rd May 2007. It was **AGREED** that the minutes were accepted as a true record and signed accordingly.

Item 4 - 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 5 – Planning matter arising.

There were no matter arising

Item 6 – Planning applications

F.22075/011 FELL ONE ASH TREE, ONE SYCAMORE TREE, ONE FIELD MAPLE TREE AND ONE TWIN STEMMED SYCAMORE TREE - Elder and Hazel not subject to Tree Preservation Order or Conservation Area. Selborne C of E Primary School, School Lane, Selborne, Alton. Site visited by Cllr Mrs. Barnfield and Chris Webb (Tree warden). **NO OBJECTION** to the Ash and Sycamores but **OBJECTION** to the Field Maple, which should be coppiced to 1.5m and should not be done until the end of the nesting season.

F.22075/012 PRUNE ONE CYPRESS TREE - Dead wood is exempt and Hazel is not protected by the Conservation Area. Selborne C of E Primary School, School Lane, Selborne. Site visited by Cllr Mrs. Barnfield and Chris Webb. **NO OBJECTION**

F.50279/FUL TWO-STOREY EXTENSION TO SIDE. Clifton, Oakhanger Road, Oakhanger, Bordon. Site visited by Cllr Goater and Cllr McMeekan. **NO OBJECTION** with comments. Councillors were concerned over the design of the false pitched roof, leading to a flat roof, which is not in keeping with other properties in the locality.

F.22492/014/FUL CANOPY TO PROVIDE SHADE/SHELTER OVER PLAY AREA. St. Matthews C Of E Primary School, Drift Road, Blackmoor, Bordon . Site visited by Cllr Mrs. Luty. **NO OBJECTION.**

F.40129/003/FUL TWO-STOREY EXTENSION TO SIDE FOLLOWING DEMOLITION OF OUTHOUSE. 4 New Road Cottages, Selborne Road, Selborne, Alton. (Cllr Carter declared a personal interest and retired from the meeting during this item) Site visited by Cllr Mrs. Palmer and Cllr Mrs. Barnfield. **OBJECTION** with comments. From the public Footpath next to Ganders Close, between the site and the wooded valley looking towards Oakhanger stream, and looking towards Selborne Hanger, the proposed extension would appear to be a sizeable and bulky intrusion that would partially obscure an important view of the Hanger to the significant detriment of the recreational experience on that footpath and of public enjoyment of the AONB/South Downs National park in waiting. A similar detrimental impact can be assessed when the site is viewed from Service Road to the rear of 3-7 Ganders Close. Such development if repeated incrementally would have a cumulatively harmful impact on the natural beauty of Selborne and on the public's enjoyment and recreational experience to the detriment of the aims of designation as AONB / National Park in waiting.

The proposed 2-storey extension would have a harmful impact on the setting of the Conservation Area, which is immediately adjacent. If it were a flat-roofed single storey extension it would be less likely to have a significant impact on views of the Hanger.

F.25380/015/FUL CONCRETE BASE FOR EXTERNAL STORAGE AREA. Coomers Wood Shavings, Oakhanger Road, Oakhanger, Bordon, GU35 9JU. Site visited by Cllr Goater and Cllr McMeekan **OBJECTION** with comments. It is unclear if the application is for the base itself or for an external storage area. The concrete base will create a drainage problem and demonstrates overdevelopment of the site, and creates an adverse visual impact. The clerk was also asked to write to the case officer to request that enforcement looks at the conditions of previous planning permissions on the site and ascertains that they have all been complied with.

F.31234/005/FUL RETENTION OF EXTENSION TO PORCH TO SIDE ELEVATION. Uphill Cottage, Plum Fell Lane, Selborne, Alton, GU34 3JX (Cllr Mrs. Barnfield declared a personal interest and retired from the meeting during this item). Site visited by Cllr Mrs. Palmer. Cllr Mrs. Palmer read out the history of the site and details of the previous permission granted in 1991 and amended in 2006. It was decided the return a decision of **OBJECTION** with comments. This application is contrary to Policy HE5 regarding alteration or extension of an unlisted building in a Conservation Area. With regard to that Policy and to the s72 (Planning (LBs & CAs) Act 1990) general duty on local authorities in the exercise of planning functions to “pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area”, Selborne Parish Council believes:

1. That the LPA should not permit the retrospective planning application for retention of the Porch;
2. That the Compliance Officer should be invited to check whether the works that have already been carried out are in accordance with planning permission given.

Item 7 - Planning Results received since May 23rdth 2007.

F.35794/001/FUL CONVERSION OF GARAGES TO DWELLING Yew Tree's Garages, High Street, Selborne. **NOTICE OF PERMISSION.**

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.*

- i) For information. Appeal by Mr J and Caroline Searle. Site at: Land adjacent to Oakhanger Stream off, Gibbs Lane, Oakhanger, Bordon, GU35 9JS. The Inquiry into the matter will take place at The Rose Room, Festival Hall, Petersfield, GU31 4EA and will commence on the 3rd July 2007 at 10:00am for 2 days. The Inquiry will jointly take place with the Planning Appeal ref: APP/M1710/A/06/2028960.
- ii) For information. It has been brought to the attention of the parish council that the owner of South Lodge is currently in discussion with EHDC regarding the existing planning permission on their property. As a result it is possible that an application for Listed Building Consent may be forthcoming.

Item 9 - Date and Place of next meeting. – Wednesday 27th June 2007 at Blackmoor Village Hall 7:30pm.

The meeting closed at 8.07pm

Signed
Chairman of planning

Date