

**Minutes of the Meeting of Selborne Parish Council Planning Committee  
held in Blackmoor Village Hall on Wednesday 23<sup>rd</sup> May 2007 at 7:30pm**

Present: Mrs. M Palmer Chair  
Mr. S Goater  
Mrs. A Luty  
Mr. P Dixon  
Mrs. M Barnfield  
  
Mrs. L Coney Clerk

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

**Item 1 - Election of a chair.** Cllr Mrs. Palmer was nominated by Cllr Goater and seconded by Cllr Mrs. Luty. This was agreed by all and Cllr Mrs. Palmer was duly elected to the chair.

**Item 2 – Election of a vice chair.** There being no nominations the election for this position was held over to the next meeting.

**Item 3 – Apologies for absence**

Apologies for absence were received from Cllr Ravenscroft, Cllr James, Cllr Cabrol, Cllr Mrs. Carter & Cllr McMeekhan (holiday) Cllr Mrs. Palmer requested that the clerk write to Mrs. Martin who has had to resign with immediate effect due to unforeseen circumstances, to thank her for her work and efforts for the council over the last year.

***On completion of item 3 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 4 – Approval of minutes from the planning meeting on Wednesday 11<sup>th</sup> April 2007.** It was **AGREED** that the minutes were accepted as a true record and signed accordingly.

**Item 5 - 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 6 – Planning matter arising.**

There were no matter arising

**Item 7 – Planning applications**

**F.49800/002/LBC.** Conversion of redundant barns into two self contained tourist accommodation units. Priory Farm, Priory Lane, Selborne. **NO OBJECTION** with comments.

1) The conversion should not result in any additional poles for overhead service lines. If the building(s) are not adjacent to existing overhead lines, all services should be undergrounded from the take off point from the existing network into the building(s). A legal agreement to secure such undergrounding should be sought, as a planning condition would not prevent the provision of overhead lines across third party land.

2) Permitted Development rights should be removed in order to prevent subsequent changes, which may harm the character of the buildings and their setting, such as ancillary development within the curtilage.

3) The Parish Council would like to see a specialist survey for owls and bats undertaken (under licence from Natural England)

4) A condition should be imposed to prevent any external lighting or floodlighting, other than security lighting by limited time switch, in order to prevent light pollution and harm to the special and natural landscape of the AONB/ National Park in waiting. In addition during construction there should be no stadium lighting permitted and all lighting must be down lighting not up lighting and switched off after 6pm in order to prevent light pollution in the AONB.

5) Finally, the parish council would request the advice of Richard Codd in relation to the weatherboards and their appearance to ensure the development is in keeping with the character of the listed buildings and their environment.

**F.27337/009** Retention of underground electricity and water supply services, and manholes, together with alteration to western access to B3004. Oakland's Farm, Green Street, East Worldham. **OBJECTION** with comments. Whilst the resubmitted application could be regarded as an improvement on the first (withdrawn) application, in so far as it is for the retention of the services, the manholes and the road access only, Selborne Parish Council's objection is maintained because of concerns regarding the future viability of farming on the land. The application is still for permanent development that relates to a religious festival currently permitted under the GPDO 28 day rule; it does not relate to agriculture, i.e. to the permitted use of the land. The land lies within the South Downs National Park boundary, awaiting confirmation and therefore the Parish Council is especially concerned. It is difficult to see how the application will deliver the national park purpose to conserve and enhance the natural beauty, wildlife and cultural heritage of the area because it in no way contributes to the management of the land and it prejudices future farming options for the land. There is also a possible impact on

buried archaeology and the parish council again recommends that the County Council's archaeologists carry out a survey and assessment.

**Item 8- Planning Results** received since April 11<sup>th</sup> 2007.

**F.22512/004/FUL.** Conversion of outbuilding to accommodation ancillary to main dwelling. Temple Manor, Sotherington Lane, Selborne. **WITHDRAWN**

**F.26729/004/FUL** SINGLE STOREY EXTENSION TO SIDE. Neways, Drift Road, Whitehill, Bordon **NOTICE OF PERMISSION**

**F.22597/008/CAT** FELL TWO CONIFERS, ONE LOCATED ON THE NORTHWESTERN GARDEN BOUNDARY WITH THE NEIGHBOURING PROPERTY "ROBINS" AND ONE LOCATED SEVERAL METRES NORTHWEST OF THE NORTHWESTERN ELEVATION OF "THE BARN HOUSE" Barn House, Gracious Street, Selborne. **NO OBJECTION**

**F.31236/001/FUL** CONSERVATORY TO REAR (AS AMENDED BY PLANS RECEIVED 2 APRIL 2007) Kiln Cottage, Honey Lane, Selborne. **NOTICE OF PERMISSION**

**F.22075/010/CAT** FELL THREE PINE TREES AND EIGHT ASH TREES, LOCATED ALONG THE NORTHERN BOUNDARY OF THE SCHOOL Selborne C of E Primary School, School Lane, Selborne. **OBJECTION.**

**F.24153/001/FUL** TWO-STOREY EXTENSION TO SIDE AND REAR TO INCLUDE CHIMNEY STACK (AFTER REMOVAL OF CONSERVATORY). PORCH TO FRONT, ALTERATIONS TO ACCESS. Memoriam Cottage, Plum Fell Lane, Selborne. **NOTICE OF PERMISSION.**

**F.21521/007/FUL.** SINGLE STOREY EXTENSION TO FRONT AND ALTERATIONS TO PITCHED ROOF. Westlands, Oakhanger Road, Oakhanger. **NOTICE OF PERMISSION.**

**F.29797/001/CAT.** FELL ONE BEECH TREE LOCATED ON THE NORTH WESTERN BOUNDARY OF THE PROPERTY. 1 Zig Zag View, High Street, Selborne. **NO OBJECTION**

**Item 9 - 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.*

*There was no other business.*

**Item 10 - Date and Place of next meeting.** – Wednesday 13th June 2007 at Selborne Village Hall 7:30pm.

The meeting closed at 8.25pm

Signed  
Chairman of planning

Date