

**Minutes of the Meeting of Selborne Parish Council Planning Committee
held in Blackmoor Village Hall on Wednesday 25th July 2007 at 7:30pm**

Present: Mrs. M Palmer Chair
Mr. S Goater
Mrs. A Luty
Mr. T McMeekan
Mr. P Dixon
Mr. N James

Mrs. L Coney Clerk

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

Item 1 – Apologies for absence

Apologies were received from Cllr Mrs. Carter and Cllr Ravenscroft

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 11th July 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). Cllr Mrs Palmer wished to declare a personal interest in item 5 (24912/006) and Cllr Dixon wished to declare a prejudicial interest in item 8.

Item 4 – Planning matter arising. There were no matters arising.

Item 5 – Planning applications.

21233/005 DETACHED CAR PORT Garlenette, Gibbs Lane, Oakhanger, Bordon **NO OBJECTION** with comments. This is a substantial sized building, which must only be for domestic use, and should not be permitted for commercial use, whether it be storage of commercial vehicles or use as a workshop/garage or for use as a dwelling. The carport shall only be used in connection with ownership of the property and not for the storage of vehicles not owned or used by residents or visitors to the property. Any permitted development rights for the property should be removed.

20381/021/CAT FELL ONE ROWAN, ONE SILVER BIRCH, ONE OAK, ONE ACACIA AND PRUNE TWO CHESTNUT TREES Aldworth House, Drift Road, Blackmoor, Bordon. Clerk to request comments from Chris Webb.

24912/006/CAT PRUNE ONE BEECH AND ONE HOLLY. Deep Thatch, Gracious Street, Selborne. Clerk to request comments from Chris Webb.

Item 6 – Planning Conditions

31113/024 Sotherington Hop Kilns, Sotherington Lane, Selborne. Proposed landscaping and lighting.

We welcome the landscaping proposal and generally support it.

We object to the proposed 3 car parking places indicated on the plan. This would adversely affect the views into the site from Sotherington Lane. If the car parking places are genuinely needed, they should be situated adjacent to the building on the northern elevation, and should be subject to the condition that they are for visitor or disabled use only.

We strongly object to the flood lighting proposal. The reason for condition 12 of the planning conditions was to protect the amenities of this rural area. The spirit of this condition should be reflected in the decision on this part of the application.

(Condition 12. Prior to occupation of any of the dwellings hereby permitted, the existing lighting to the building shall be removed in its entirety, except as may be first agreed in writing by the Planning Authority.)

This site will be within the SDNP whether or not the Secretary of State accepts the Inspectors proposed alternative boundary. As such, the lighting would adversely affect the natural beauty and wildlife of the area. The importance of a dark night sky cannot be overestimated. It is one of the 10 ambitions in the statutory South Downs AONB Management Plan to which the district must have regard. The proposed lighting would have a harmful impact on the landscape and detract from the amenity of the AONB. The lighting columns, although reduced in height remain intrusive, stark, utilitarian features to be avoided.

There is no overriding need for any of the permanent lighting at the site. Any external lighting to enable people to access the building in the dark should be minimal, full cut off down lighting, understated and with automatic 3 minute time-switches, so that the protected landscape is respected by residents and visitors alike. This is common practice in the countryside. There is also concern that the existing lighting does nothing to help the environment.

SPC refers the District Council to the policy in the AONB planning guidelines and we attach a copy for your interest (by post). The proposal is contrary to Policy C1 of the adopted EHDC Local Plan.

Item 7- Planning Results received since July 11th 2007.

50352. FELL ONE SILVER BIRCH AND ONE EUCALYPTUS LOCATED CLOSE TO THE SOUTH EASTERN ELEVATIONS OF THE PROPERTY Red Cottage, Church Lane, Blackmoor, Liss, GU33 6BW. **NO OBJECTION**

25380/015 CONCRETE BASE FOR EXTERNAL STORAGE AREA Coomers Wood Shavings, Oakhanger Road, Oakhanger, Bordon, GU35 9JU **NOTICE OF PERMISSION**

It was noted that the clerk had not received details from EHDC detailing the reasons for permission, but would speak to the case officer to ascertain why permission was granted. It was also noted that another concrete base of similar size had also appeared at the back of the site. Clerk to ascertain if compliance had been out to the site yet.

Item 8 – Correspondence received.

Letter from Christian Dixon regarding use of the Plestor. The clerk read out the letter from Christian Dixon asking if he could have a stall on the Plestor selling cake and drinks over the summer to raise money for a world challenge expedition to Iceland. Councillors were concerned Health and Safety implications of allowing this, especially if he were looking to serve hot beverages. It was decided to ask the clerk to write to Master Dixon to thank him for his letter and offer him the good wishes of the council for his venture but to request that he limit his activities to within the curtilage of his property. Clerk to also check the liability insurance for the fete in August.

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.

Item 10 - Date and Place of next meeting. – Wednesday 8th August 2007 at Blackmoor Village Hall 7:00pm.

The meeting closed at 8:42pm

Signed

Date

Chairman of planning