

Minutes of the meeting of Barton Stacey Planning Committee held at 18:45 on Friday 25th January 2019 at All Saints Church, Barton Stacey

Meeting opened at 18:53. Present: Cllr Sue Gaines, Cllr Cheryl Sherwood, Cllr Bettle-Shaffer. Also present: The Clerk. Members of the public: 3

PUBLIC PARTICIPATION: For ten minutes the residents are invited to address the Planning Committee, make comments on items on the agenda or raise items for consideration at a future meeting.

A member of the public would like to know where the bin store and SSE substation will be located. Another resident wants to know why there is such a reduction in the number of new trees to be planted.

1. **Election of Chair** – Cllr Gaines. Proposed and resolved.
2. **Apologies** –Cllr Cooper (holiday) Received and accepted
3. **Declarations** – to receive and record declarations of interest in items on the agenda -none.
4. **Minutes of previous meeting** – to approve the minutes of the planning committee meeting held on Wednesday 12th December, 2018. Proposed and resolved that the minutes should be approved. The minutes were signed by Cllr Gaines.
5. **Planning applications**

Ref 18/01314/VARN – vary condition 16 of 17/01296/FULLN (5 dwellings) to replaced drawing 2125/025B with drawing 1057 SO 01 C1 to allow variations in the site layout of the proposed development at Barton Cottage, Cocum Road, Barton Stacey, Hampshire

Confirmed absence of bin store/substation. Cllr Gaines read out an email from a resident.

“ I spoke to Mrs Samantha Owens at TVBC a couple of days ago to query the absence of the bin store and substation, in particular. The explanation that I was given was that moving the houses around on the site falls within the ambit of a planning variation. However, the bin store and substation would be quite a significant change and would, in combination with the other changes, amount to or necessitate a new application from scratch. Consequently, the new drawings deal with what can be expected within a variation and Alfred Homes will deal with the substation in due course once they have had further discussions with Scottish & Southern (who will be installing the electricity supply) including, it would seem, the possibility of putting it in a less visible and less vulnerable position. I also mentioned the proposed soakaway – why that would be necessary on very porous chalk, I don't know – insofar as there is a risk that oily contamination from the roadway could contaminate the aquifer; apparently, as most of the northern part of TVBC is on chalk, this is something the Council is used to and will be dealt with appropriately. As far as the gated entrance is concerned, it seems to still be on the revised plan, but Mrs Owen didn't see it as a deal-breaker. On the one hand it is out of character for the village, on the other, waiting for the gates to open should slow vehicles down as they exit the development, but the flip side is that they may have their rear ends hanging out into the road on the way in.”

It appears that the pillars and gates have been removed, but rumble strips at entrance instead and at entrance to each property. What are these rumble strips for? This is not in keeping with a rural location and are not necessary. They will be noisy for neighbours. A cattle grid would be more suitable and then a drainage channel can go underneath. Also why does the driveway have various surfaces changing from tarmac to block paving? More sense for entrance to be tarmac and then rest block paving. Also no sign on site of the porous block paving. Block paving/porous block paving will help reduce flooding in this area which is prone to flooding.

Cllr Gaines concerned that most of the trees have gone from the copse area and only 5 new trees on the plans (originally there were approx. 29 new trees) Scrub thinning in the copse would be fine, but this is a cull. The copse is in the Conservation area. The site plan shows numerous trees in the copse area which have now been cut down. This reduction in trees will have an adverse effect on flooding in an area which is prone to flooding.

The turning areas seem fine.

The character of the entrance to the village has been vastly changed and is now more urban. This contravenes policies E1 (d) and E2 of the TVBC Local Plan and is not preserving the local area.

Proposed and resolved to object to the application with the following comments:- Turning area fine. Planting plan is insufficient and plan shows trees in the copse which have now been removed. The urban nature of the proposed plans has changed the character at the entrance to the village which contravenes policies E1 & E2 of TVBC Local Plan. Rumble strips not necessary. Block paving/porous block paving preferable over tarmac to reduce the likelihood of flooding. To stress the need to take flooding into account. Reduction in the number of trees will lead to increased flooding. Pleased to note that the gate/pillars have been removed from the plans (PC are strongly opposed to the gate/pillars)

Clerk to inform TVBC of the above decisions.

6. Date of next meeting TBC

Meeting closed at 19.25