

BRAMLEY PARISH COUNCIL

Minutes of the Meeting of the Planning Committee

Date:	12 th February 2018	Time:	7.30pm
Place:	Bramley Room, Bramley Village Hall		
Present:	Cllr Chris Tomblin (Chair)	Cllr Fausta DiMascio	
	Cllr Malcolm Bell	Cllr Liz Capel	
In attendance:	Maxta Thomas (Clerk)	1 members of the public	
Apologies:	Cllr Chris Flooks	Cllr Nick Robinson (Borough)	
	Cllr Venetia Rowland (Borough)		

Action

1 **Apologies for Absence**

As listed above.

2 **Declarations of Interest**

None.

3 **Minutes of the Last Planning Committee Meeting**

3.1 The minutes of the Planning Committee meeting held on 6th December were signed off at the January PC meeting.

3.2 **Matters arising**

None.

4 **Planning & Development**

4.1 New Applications

a. **17/04282/RES - Land At Minchens Lane Bramley**

Reserved matters application (phase 4) for the appearance, landscape, layout and scale of 83 dwellings, with associated landscaping and open space (pursuant to outline permission 14/01075/OUT for 200 dwellings) Bramley PC has met with Persimmon re this application. All questions and points raised by Bramley PC appear to have been taken into account, although new plans showing the barn hiping have not been seen yet, and there has been no confirmation on the allotments as yet.

No objections unanimously agreed, subject to all matters having been satisfactorily resolved as per the meeting with the developer. Clerk to chase developer and planning officer for amended plans.

Clerk

b. **18/00006/RET - 4 Cufaude Lane Bramley**

Proposed use of land for gypsy/ traveller family comprising stationing of 3 no. touring caravans, the erection of a utility room, installation of cesspit and new vehicular access

Objections as per 17/00942/FUL all stand. It was noted that the flood assessment appears identical to the assessment to that done for Land adjacent to The Oaks. The area is in flood zone 3b, and therefore there should be no development. It is also in the Local Plan as a designated flood zone.

Objections unanimously agreed. Cllr Bell to formulate response to BDBC.

Cllr Bell

c. **18/00025/HSE - 22 Coopers Lane Bramley**

Erection of two storey side extension and single storey rear extension

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- Action*
- following demolition of existing single storey side extension
Councillors observed that the proposed extension seems very large.
However, no objections unanimously agreed. Clerk to process. *Clerk*
- d. **18/00099/RES - Land To The North Of Sherfield Road Bramley**
Reserved matters application for the appearance, landscaping, layout and scale of 50 dwellings, with associated open space and children's play area (pursuant to outline permission 15/02708/OUT)
Bramley PC has met with Bewley Homes, and put forward a number of points, which Bewley have taken on board. However, the existing drawings do not show some of the changes requested – the plans have not changed since the meeting with Bewley.
- Need more hipping on the gables – only three houses out of 50 have this.
 - Street lighting – proposals for street lighting to be presented to BPC before final agreement.
- CLlr Bell to speak directly with Bewley. Agenda for PC meeting on 20th February. *Cllr Bell/
Clerk*
- e. **18/00164/FUL - Hawthorns The Street Bramley**
Erection of garage and creation of new access
Previous objections as per the previous application still stand. Clerk to process. *Clerk*
- f. **18/00266/LBC - Latchmore Farm Ash Lane Latchmere Green Little London**
Alterations to ground floor rear fenestration, creation of opening between rear rooms and replacement of kitchen into original location
No objections unanimously agreed. Clerk to process. *Clerk*
- g. **T/00049/18/TPO - 34 Taylor Drive Bramley**
1 mature Silver maple: lift over hanging branches over property by a 3m clearance. remove epicormic growth, reduce 3 lower branches by 5m on SW side of property and reduce all branches away from the street light by a 2m clearance
No objections unanimously agreed. Clerk to process. *Clerk*
- h. Any other new applications
- **18/00386/HSE - 26 Farriers Close Bramley**
Conversion of garage and erection of single storey rear extension
No objections provided extra parking is provided within curtilage to allow for loss of garage. Clerk to process. *Clerk*
 - **T/00082/18/TCA - The Manor House Vyne Road Bramley**
T1 Birch: to be removed completely
Difficult to make decision due to lack of information on health of tree. Councillors are happy to defer to the Borough Tree Officer's decision. Clerk to process. *Clerk*
- 4.2 Approvals/Refusals/Pending (see appendix A) – these were noted.
- 4.3 Update on Land South of The Street - Reserved Matters
Planning application 18/00366/RES is now on the planning portal, and information has been received from the developers and distributed to

Action

Committee members.

A letter has been received from the developer outlining how they have taken BPC views into accounts. The planning application was put on the planning portal today, so Councillors have not had an opportunity to closely examine them. Street lighting is an issue - the Committee was disappointed at how impact of lights will affect existing properties in the Street. Entire area is completely dark at present. To be added to the agenda for the 20th February PC meeting. Clerk to arrange meeting with developers to discuss.

Clerk

5 Update on Planning Enforcements

5.1 17/00206/ADV – Bramley Post Office, Sherfield Road

The following update was received from BDBC at the end of January

- The application has been passed over to the planning officer's line manager for checking and sign-off. Once this has been done the applicant is able to if they so wish lodge an appeal against the decision (within 6 months). In the meantime when the decision has been issued the likely enforcement action is to advise the applicants to comply with the refusal and either remove the illumination or the signage.

The Clerk will continue to chase.

Clerk

5.2 17/00942/FUL – Land Adjacent to The Oaks, Cufaude Lane

The application to vary the injunction was heard at the beginning of February, and the Judge found against the applicant. Therefore, BDBC have begun enforcement proceedings against the occupants who arrived just after Christmas. They have been served three weeks' notice to quit. If they remain on site after the notice period, then BDBC will need to return to the courts to obtain the necessary order to enforce departure.

The occupants who were at the site before the whole site injunction was served are also being served with enforcement procedures, but the Clerk understands that the procedure will take longer for these occupants.

There is still no news on the appeal.

The Clerk will pass on updates as she receives them.

Clerk

5.3 17/00449/RET – 29-30 Farriers Close, Bramley

The Clerk understands that BDBC has written to the residents, but has heard nothing since.

Clerk to chase BDBC for an update.

Clerk

6 Razors Farm issues

Cllr Tomblin has recently raised issues with planning officers at BDBC about problems with flooding at Cufaude Lane as a result of development work at Razors Farm, and also noted that a mature oak tree that was marked to be kept has been felled.

Flooding – BDBC have responded by saying that the Local Planning Authority is not responsible for the flooding issues, and that the matter should be taken up with HCC Highways and the HCC Local Lead Flood Authority. Cllr Tomblin has asked about a drainage strategy for the whole parish. Cllr Tomblin to take issue forward with the Lead Flood Authority.

Trees – BDBC has stated that the developer appears to have removed trees it has permission for, but a final confirmation of this is awaited. The tree in

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question was on land that forms part of the link road and would have needed to be felled anyway.

8. Date of Next Meeting

14th March 2018.

Meeting closed at 9.06pm.

Signed: Date:.....
(Chairman)

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Appendix A

Approvals/Refusals*

1.	17/03624/LDEU - The Lodge Cufaude Courtyard Cufaude Lane Bramley Application for Certificate of Lawfulness for the continued use of The Lodge as a single dwelling house (Use Class C3)	Refused No comments
2.	17/03998/HSE - 29 Anvil Way Bramley Conversion of garage to living accommodation	Granted Objections
3.	T/00509/17/TPO - Middle Farm Cottage The Street Bramley 1 Ash: cut back to suitable growth point a single limb on the NW side of tree	Granted No objections
4.	17/04041/ADV - Land At Crockford Lane Crockford Lane Chineham Display of 14 no. flag poles and hoarding signage	Granted Objections

Pending Applications*

1.	16/04519/FUL - Upper Cufaude Farmhouse Cufaude Lane Bramley Erection of 2 no. dwellings	No objections, subject to Heritage view
2.	17/00206/ADV - Bramley Post Office Sherfield Road Bramley Display of 1 no. externally illuminated Fascia Sign and 3 no. window graphics	Objections
3.	17/01597/LBC - Sherborne House Bullsdown Farm German Road Bramley Installation of bi-fold doors	No objections
4.	17/00942/FUL - Land Adjacent To The Oaks Cufaude Lane Bramley Change of use of site as a private gypsy site for one family comprising a mobile home, utility room and touring caravan	Objections Appeal lodged – non-determination
5.	17/03717/VLA - The Lodge Cufaude Courtyard Cufaude Lane Bramley Discharge of legal agreement to remove the tie which restricts the garages/store approved under BDB/54128 being used and/or sold as a separate unit of accommodation	No comments
6.	17/03248/RES - Little Bowlings Goddards Lane Sherfield-on-Loddon Reserved matters application for details of access, appearance, landscape, layout and scale, pursuant to outline planning permission 15/01460/OUT, for the erection of 4 no. 5 bed dwellings, office building and new access	Deferred pending further info Objections
7.	17/03768/FUL - Latchmere Green Barn Ash Lane Little London Change of Use of barn from B8 storage to use as dog daycare, grooming and training centre to include use of vacant field to dog walking area.	No objections, comments submitted
8.	17/04267/LBC & 17/04266/FUL - Razors Farm Cufaude Lane Chineham Demolition of existing barn and erection of 2 no. dwellings (appearance to remain the same as approved applications 16/04520/FUL and 16/04521/LBC)	Objections
9.	17/03457/HSE - Driftwood Sherfield Road Bramley Erection of two bay Oak car port	Objections

*Objections/no objections listed are the decision of Bramley Parish Council only, and do not reflect any submissions placed by members of the public or other bodies with Basingstoke & Deane Borough Council.