

**BRAMLEY PARISH COUNCIL**

**Minutes of the Meeting of the Planning Committee**

|                       |                                    |                              |        |
|-----------------------|------------------------------------|------------------------------|--------|
| <b>Date:</b>          | 14 <sup>th</sup> March 2018        | <b>Time:</b>                 | 7.30pm |
| <b>Place:</b>         | Bramley Room, Bramley Village Hall |                              |        |
| <b>Present:</b>       | Cllr Chris Flooks (Chair)          | Cllr Fausta DiMascio         |        |
|                       | Cllr Malcolm Bell                  | Cllr Bruce Ansell            |        |
| <b>In attendance:</b> | Maxta Thomas (Clerk)               | 1 members of the public      |        |
| <b>Apologies:</b>     | Cllr Chris Tomblin                 | 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 12<sup>th</sup> February 2018 were signed off at the January PC meeting.

**3.2 Matters arising**

None.

**4 Planning & Development**

**4.1 New Applications**

**a. 17/04276/FUL – Land at Cufaude Lane Bramley**

Change of use of site as a private gypsy site for one family comprising two mobile homes and touring caravans including installation of cesspit

Objections as per previous applications at this site unanimously agreed.

Comments to be added on the risk of a cess pit in a flood zone, and also note that the flood risk assessment has not mention of the flood zone.

Clerk to process.

**Clerk**

Full update on the site at item 5.2.

**b. 18/00370/ROC - Razors Farm Cufaude Lane Chineham**

Variation of condition 1 of 16/03842/RES to allow amended plans for inclusion of kickabout area within phase 2.

No objections unanimously agreed. Clerk to process.

**Clerk**

**c. T/00102/18/TCA - Grays House The Street Bramley**

T1 Scots pine: fell.

No comments, subject to BDBC tree officer's report. Unanimously agreed.

**Clerk**

**d. 18/00366/RES – Land at the Street Bramley**

Reserved matters approval pursuant to planning permission 15/02862/OUT comprising 65 dwellings (26 affordable dwellings) open space, landscaping and car parking (matters of appearance, landscaping, layout and scale to be considered)

No objections subject to matters brought up at developer meeting being addressed fully. Meeting notes are at appendix B. Clerk to process.

**Clerk**

- h. Any other new applications  
None.

- 4.2 Approvals/Refusals/Pending (see appendix A) – these were noted.

**5 Update on Planning Enforcements**

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

This application has now been refused, and referred for immediate enforcement. The sign and illumination will need to be removed within two months from 12<sup>th</sup> March 2018.

**5.2 Cufaude Lane – various**

A meeting has been held between BDBC officers, Bramley parish councillors, and BDBC ward members, to discuss the enforcement and planning issues at the Cufaude Lane traveller site. The minutes of this meeting has been circulated to all councillors. The current situation is:

- **17/00942/FUL – Plot 3.** This application was submitted in early 2017, and the site was occupied at roughly the same time. The site is in the area not covered by the original injunction of 2014. The occupants have appealed the application due to non-determination, and this is likely to be heard in May 2018. It was noted that the application was likely to be refused in any case. In the meantime, an enforcement notice is due to be issued to the occupants in the near future. The occupants will have the right to appeal, and it is likely that this will take around 12 months to resolve from the appeal being submitted.
- **18/00006/RET – Plot 4.** This was occupied in late December, after the full site injunction was served. The occupants applied to vary the injunction, which meant that they could not immediately be removed from the site. The case was heard in early February, and the application to vary the injunction was denied. There was a further appeal from the applicants to appeal this decision – this was also denied. Notice to quit within three weeks was served on the occupants immediately after the original hearing in early February. However, due to the appeal, the occupants were not moved on once this period expired.
- **17/04276/FUL – Plot 6/7.** The application was submitted to BDBC in late 2017, and is due to be determined by 18<sup>th</sup> April. If the application is refused and then appealed, then the appeals process is likely to take around 12 months.

Bramley Parish councillors and the ward members all expressed dissatisfaction with the length of time it has taken to reach this point, and with the planning, appeals and enforcement process itself. It was noted that residents are becoming very frustrated and disillusioned with the whole issue. BDBC officers stated that they must follow due process, and that the legal process is unfortunately very lengthy. The stated that, despite the perceived lack of action, there has in fact been a great deal of work going on in the background.

Bramley Parish Council will continue to liaise with BDBC on the issue.

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

The Clerk understands that BDBC has written to the residents, but has

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**Action**

heard nothing since.

Residents gave a brief presentation at the February PC meeting, and the issue is on the agenda for the full PC meeting on 20<sup>th</sup> March.

**6. Date of Next Meeting**

11<sup>th</sup> April 2018.

Meeting closed at 8.13pm.

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

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**Appendix A**

Approvals/Refusals\*

|    |   |  |
|----|---|--|
| 1. | <b>17/03248/RES - Little Bowlings Goddards Lane Sherfield-on-Loddon</b><br>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 | Granted<br>Objections                              |
| 2. | <b>17/03768/FUL - Latchmere Green Barn Ash Lane Little London</b><br>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.  | Granted<br>No objections,<br>comments<br>submitted |
| 3. | <b>17/03457/HSE - Driftwood Sherfield Road Bramley</b><br>Erection of two bay Oak car port  | Refused<br>Objections                              |
| 4. | <b>18/00025/HSE - 22 Coopers Lane Bramley</b><br>Erection of two storey side extension and single storey rear extension following demolition of existing single storey side extension   | Granted<br><br>No objections                       |

Pending Applications\*

|     |   |  |
|-----|---|--|
| 1.  | <b>16/04519/FUL - Upper Cufaude Farmhouse Cufaude Lane Bramley</b><br>Erection of 2 no. dwellings   | No objections,<br>subject to Heritage<br>view  |
| 2.  | <b>17/00206/ADV - Bramley Post Office Sherfield Road Bramley</b><br>Display of 1 no. externally illuminated Fascia Sign and 3 no. window graphics   | Objections   |
| 3.  | <b>17/01597/LBC - Sherborne House Bullsdown Farm German Road Bramley</b><br>Installation of bi-fold doors   | No objections  |
| 4.  | <b>17/00942/FUL - Land Adjacent To The Oaks Cufaude Lane Bramley</b><br>Change of use of site as a private gypsy site for one family comprising a mobile home, utility room and touring caravan   | Objections<br>Appeal lodged –<br>non-determination                                   |
| 5.  | <b>17/03717/VLA - The Lodge Cufaude Courtyard Cufaude Lane Bramley</b><br>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.  | <b>17/04267/LBC &amp; 17/04266/FUL - Razors Farm Cufaude Lane Chineham</b><br>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   |
| 7.  | <b>17/04282/RES - Land At Minchens Lane Bramley</b><br>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) | No objections,<br>subject to all matters<br>being resolved from<br>developer meeting |
| 8.  | <b>18/00006/RET - 4 Cufaude Lane Bramley</b><br>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<br>17/00942/FUL  |
| 9.  | <b>18/00099/RES - Land To The North Of Sherfield Road Bramley</b><br>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)    | No objections,<br>subject to all matters<br>being resolved from<br>developer meeting |
| 10. | <b>18/00164/FUL - Hawthorns The Street Bramley</b><br>Erection of garage and creation of new access   | Previous objections<br>still stand   |

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|-----|--|--|
| 11. | <b>18/00266/LBC - Latchmore Farm Ash Lane Latchmere Green Little London</b><br>Alterations to ground floor rear fenestration, creation of opening between rear rooms and replacement of kitchen into original location   | No objections                          |
| 12. | <b>T/00049/18/TPO - 34 Taylor Drive Bramley</b><br>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                          |
| 13. | <b>18/00386/HSE - 26 Farriers Close Bramley</b><br>Conversion of garage and erection of single storey rear extension<br>No objections provided extra parking is provided within curtilage to allow for loss of garage.   | No objections                          |
| 14. | <b>T/00082/18/TCA - The Manor House Vyne Road Bramley</b><br>T1 Birch: to be removed completely  | No objections,<br>subject to TO's view |
| 15. | <b>T/00081/18/TPO - Open Space To The Front Of 39 Wallis Drive</b><br>1 Lime: full crown reduction of 40% (10m) leaving a total height of 12m with an approx crown spread of 8m  | No objections,<br>subject to TO's view |

\*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.

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### Appendix B

#### Meeting re Land South of The Street (18/00366/RES) – 8<sup>th</sup> March 2018

#### Meeting Notes

Present: Carolyn Organ – Barton Willmore  
Alan Pitt – Taylor Wimpey  
Malcolm Bell – Bramley Parish Council  
Chris Flooks – Bramley Parish Council  
Chris Tomblin – Bramley Parish Council  
Liz Capel – Bramley Parish Council  
Bruce Ansell – Bramley Parish Council

The following issues/points were discussed:

- Lighting –this is a particular concern of both the Parish Council and residents. The area is currently completely unlit, and borders a Conservation Area. Bramley PC requested that any planned lighting should dim after midnight, and asked whether the lights could be low level lampposts rather than the tall version. Taylor Wimpey agreed to liaise with HCC to see what could be done on this issue.
- Parking – there will be a total of 182 parking spaces, comprising 120 allocated spaces, 3 car ports, 40 garages, and 20 visitor spaces. Taylor Wimpey noted that the visitor spaces are placed near dwellings, as per HCC guidance.
- Drainage – Councillors noted the Bramley wide issue with drainage. Drainage from the planned balancing pond will go straight into Bow Brook, as with other developments. The drainage flow will be regulated with pipework. It was noted that balancing ponds on other developments in the village appear to be always full.
- Tile hanging – councillors questioned the colour of the red tiles in particular. Taylor Wimpey are due to make a samples submission to BDBC in the next week, and will send samples to Bramley PC at the same time. Taylor Wimpey confirmed that there will be no slate at the site.
- Bramley PC noted that not many of the units appeared to have the requested barn hipping. Taylor Wimpey responded that there are large gaps between each section of buildings, and that thought has been given to keeping the variety in the units with different roof heights, and to make it in keeping with the surrounding area. Taylor Wimpey agreed to look at adding barn hips to unit 17 and to more units within the development. Housing on the opposite side of the street to the development all have hipped roofs or similar.
- Screening – the hedge/trees screening the front of the site facing onto The Street will be retained and augmented.
- Bramley PC noted concerns from a neighbouring resident about unit 37, who believes it may overlook their property. Taylor Wimpey has spoken with the resident concerned. Unit 37 is well screened, and whilst there are a very small number of windows on that side of the unit, they are either very small and/or obscured. The aspect of unit 37 does not actually directly face the neighbour's property.
- The hedge onto Cufaude Lane does not form part of the site. However, the bases of the trees overhanging this area do fall within the site, and will be managed and maintained by the management company.
- Green space protection was raised by Bramley PC – this will be achieved with low mounds and soft landscaping.
- The walkway around the development will be 2m in width.
- The site will managed by a management company when complete.
- It is anticipated that building will begin in September 2018, and will take around 18 months.
- Bramley PC requested that the site travel plan includes instructions for all site traffic to enter and leave the site via the A340, thus avoiding the level crossing completely.