

BRAMLEY PARISH COUNCIL

Minutes of the Meeting of the Planning Committee

Date:	11 th April 2018	Time:	7.30pm
Place:	Bramley Room, Bramley Village Hall		
Present:	Cllr Chris Flooks (Chair)	Cllr Fausta DiMascio	
	Cllr Malcolm Bell	Cllr Chris Tomblin	
In attendance:	Maxta Thomas (Clerk)	0 members of the public	
Apologies:	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 14th March 2018 were unanimously agreed and signed off by the Chairman.

3.2 **Matters arising**

Flooding in Cufaude Lane – Cllr Tomblin gave an update. He has complained again to BDBC enforcement about flooding in Cufaude Lane that appears to be due the building work at Razors Farm. These are new flooding issues that have never been seen in Cufaude Lane. A response is awaited.

4 **Planning & Development**

4.1 New Applications

a. **18/00713/HSE - 12 Osler Close Bramley**

Erection of single storey side and rear extension
No objections unanimously agreed. Clerk to process.

Clerk

b. **18/00811/HSE - 17 Moat Close Bramley**

Erection of two storey side extension
No objection unanimously agreed. Clerk to process.

Clerk

c. **18/00803/HSE - 12 Farriers Close Bramley**

Erection of single storey rear extension
No objections unanimously agreed. Clerk to process.

Clerk

d. **18/00934/HSE – 10 Wallis Drive Bramley**

Erection of first floor side extension and refurbishment of existing garage conversion

Objections were unanimously agreed on the following grounds:

- The street scene will be significantly altered, resulting in a terracing effect that is not in keeping with the surrounding properties.
- The first floor extension is likely to overshadow the neighbouring property.
- The new extension will turn the residence into 4 bedroom house; however, there is only parking for only one car. BDBC's own guidance on residential parking standards suggest that a 4 bedroom

- Action*
- dwelling should have three spaces.
- Clerk to process. *Clerk*
- e. Any other new applications
- One new application is on the planning portal for Barton House. However, there are no details as yet, so this will be discussed at the PC meeting on 17th April.
- 4.2 Approvals/Refusals/Pending (see appendix A) – these were noted.
- 5 QPS House – change of use**
- It was noted that the offices at QPS House are now being used as a tanning salon. To date, there has been no application for a change of use. Cllr Flocks and the Clerk have received communications from residents highlighting the issue.
- Clerk to query with BDBC enforcement. *Clerk*
- 6. Update on reserved matters applications**
- a. **17/04282/RES – Land at Minchens Lane Bramley**
- No further update on the Phase 4 reserved matters. Clerk to chase Persimmon.
- Persimmon has been in touch regarding work to construct the pedestrian/cycle links to and across the Clift Meadow area as approved through the planning process. Clerk to ask if hedge can be replaced on a bund to prevent unauthorised access when the work is complete. Clerk also to query low level lighting, which is not mentioned in the plans. *Clerk*
- They are also in a position to begin work on the Clift Meadow car park, although they can delay this until the work on the Clift Surgery car park is complete. Cllr Flocks to investigate. *Cllr Flocks*
- b. **18/00099/RES – Land to the North of Sherfield Road**
- Bewley have been in touch with some revised layouts and extra gabling on some units. Councillors are encouraged to see that a number of PC comments have been taken on board. Lighting on the site is scheduled to be down lighting and strategically placed to cause minimal light pollution – Clerk to check that this is still the case. *Clerk*
- It appears that some preparatory work has begun on site. The Clerk is querying with BDBC whether this should be going ahead at this stage. *Clerk*
- c. **18/00366/RES – Land at the Street**
- The Parish Council comments have been submitted to BDBC and to Taylor Wimpey. Responses are awaited. Clerk to particularly check on the status of the street lighting query. *Clerk*
- Material samples have been submitted – the committee was content with these, although they will be shown to full council.
- It appears that some preparatory work has begun on site. The Clerk is querying with BDBC whether this should be going ahead at this stage. *Clerk*
- 7. Land by the Clift Surgery**
- A meeting was held today with a surveyor acting on behalf of the landowners. The landowners wish to explore what support might be available for a small development on this land.
- Parish Council representatives have made it very clear that Bramley has

received far more than its allotted share of development within the Settlement Policy Boundary, and would be reluctant to support any further development at this time. It was also pointed out that the BDBC have also been supportive of this stance.

This position will be taken back to the landowner for consideration. Their representative will also be meeting with BDBC.

8. Upper Cufaude Farm development

A meeting has been held with BDBC officers, ward councillors, and councillors from interested parishes on the preliminary stages of this development.

Concerns have been expressed by all parties as follows:

- The impacts on, and relationship with, Cufaude Lane. This constraint, and access generally, was considered to be probably the most important issue affecting how the site would need to be developed.
- The approach to future school provision needs to be clarified.
- The traffic impacts in relation to the business park to the south, and how this affects the commercial enterprises located there.
- The provision of the community centre was also considered to be very important.
- The importance of drainage.
- Noise issues were also considered to be particularly significant, especially in relation to helicopters flying low over the site. This issue will be problematic to mitigate.
- The roman road is considered to be an important feature, and should be protected and should inform the layout.
- The existing trees and vegetation on and around the site were considered to be very important and need to be properly protected and incorporated into the design of the layout.
- There needs to be sufficient open space provision, and this should be at the heart of the new development.
- There was a desire for the new development to have a rural character and/or reflect the transition from the urban environment to the countryside beyond.

Cllr Tomblin felt that effort should be made by BDBC to address the issues outlined above to mitigate against them. He noted that the site was contentious when first under consideration. The Committee was supportive of this stance. Cllr Tomblin to draft response to be agreed by committee members and then submitted to BDBC and ward councillors. Clerk to obtain copy of the full meeting notes.

Cllr Tomblin

Clerk

9. Update on unlawful development

The residents at Plot 4, Cufaude Lane have been notified that their appeal was refused and that they have 7 working days to quit the site. The 7 working days gives them 9 calendar days to leave the site. This letter was served on them by the Sheriff's Office on 5^h April.

The other two planning applications at the site have both gone to appeal, one after refusal by BDBC, and one on grounds of non-determination.

Action

6. Date of Next Meeting

9th May 2018.

Meeting closed at 8.50pm.

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

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Appendix A

Approvals/Refusals*

1.	17/00206/ADV - Bramley Post Office Sherfield Road Bramley Display of 1 no. externally illuminated Fascia Sign and 3 no. window graphics	Refused Objections
2.	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	Refuse and enforce Objections as per 17/00942/FUL
3.	18/00164/FUL - Hawthorns The Street Bramley Erection of garage and creation of new access	Refused Previous objections still stand
4.	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	Granted No objections
5.	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	Granted No objections
6.	T/00082/18/TCA - The Manor House Vyne Road Bramley T1 Birch: to be removed completely	Granted No objections, subject to TO's view
7.	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	Refused – appeal lodged Objections
8.	T/00102/18/TCA - Grays House The Street Bramley T1 Scots pine: fell.	Granted No objections, subject to TO's view

Pending Applications*

1.	16/04519/FUL - Upper Cufaude Farmhouse Cufaude Lane Bramley Erection of 2 no. dwellings	No objections, subject to Heritage view
2.	17/00942/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
3.	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
4.	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

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5.	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)	No objections, subject to all matters being resolved from developer meeting
6.	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)	No objections, subject to all matters being resolved from developer meeting
7.	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.	No objections
8.	T/00081/18/TPO - Open Space To The Front Of 39 Wallis Drive 1 Lime: full crown reduction of 40% (10m) leaving a total height of 12m with an approx crown spread of 8m	No objections, subject to TO's view
9.	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 comments
10.	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 all matters being resolved from developer meeting

*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.