

BRAMLEY PARISH COUNCIL

Minutes of the Meeting of the Planning Committee

Date:	14 th November 2018	Time:	7.30pm
Place:	Bramley Room, Bramley Village Hall		
Present:	Cllr Chris Tomblin (Chair)	Cllr Malcolm Bell	
	Alan Munday	Cllr Tony Durrant	
In attendance:	Maxta Thomas (Clerk)	1 member of the public	
Apologies:	Cllr Chris Flooks	Cllr Nick Robinson (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 10th October 2018 were unanimously agreed and signed off by the Chairman.

3.2 **Matters arising**

Cllr Bell noted replies received from Councillors on the NDP monitoring report.

- Comments re policy D1 (Leighton Close) were accepted and will be included with the response.
- Comments re small businesses were accepted and will be included in the response.
- Cllr Durrant noted there have been a number of decisions since the review period of the monitoring report that have been contrary to the NP, and felt that these should be fed back to BDBC. He also noted that in some areas, the policy has not been fully tested, and should therefore not be classed as compliant as yet.

Clerk to respond accordingly.

Clerk

4 **Planning & Development**

4.1 New Applications

a. **18/03035/FUL – Qps House The Street Bramley**

Change of use of ground floor of building from a Barber shop (A1) and Tanning Salon (Suis Generis) to a two bedroom flat (C3) on one side and a 4 bedroom HMO (C4) on the other

- Cllrs noted that the applicants' statement that the building is not suitable for supporting businesses does not appear to be true – indeed there is local evidence that the recent hair salon was very successful before they were forced to move out. There have also been viable businesses in the units in the past. The NP actively supports small-scale employment within Bramley (NP BSA5 Aims and Objectives).
- Councillors were unsure why this change is not covered under permitted development rules, similar to the change of use at Minchens Barn.
- The Planning Statement states that the change of use will

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contribute to a local housing need by improving the supply of one and two bedroom housing in the District. This may be true for the District; however, Bramley's needs have already been amply met by recent and planned developments within the Parish. This application and its justification fails to demonstrate the need in Bramley.

Clerk

Objections unanimously agreed as per above comments. Clerk to process.

b. 18/03022/LDPO - 1 The Crescent Bramley

Certificate of lawfulness for the proposed loft conversion, involving raising of the roof to rear by changing hip roof form to barn hip to match front, installation of side/rear rooflights and raising of rear chimney to maintain height above roof

- It was noted that careful consideration and planning during the construction phase should be given to contractor vehicle access to the site, to maintain safe pedestrian routes at the side and front of the building. This should be made a planning condition.

No objections unanimously agreed. Comments to be submitted as above. Clerk to process.

Clerk

c. 18/03184/HSE - 6 Churchlands Bramley

Erection of a part first floor and part one and a half storey side extension

- The Committee noted the recent tree applications, particularly for removal of cypresses/western cedars.
- The raise in the ridge/roof line will be very overbearing on the neighbouring property and will overshadow their garden directly by the house.
- The size, bulk and proximity of the northern elevation of the proposed extension give excessive shading and overlooking to the neighbours property. The dormer windows will overlook the privacy of the neighbour's garden. Thus, the Committee objects to elements of the design of this proposal.
- The scots pine that is being left to develop should be strongly considered for a TPO. T/00349/18/TCA – the reason given in this application for removal of the cypresses was their proximity to the existing structure and to allow the scots pine to develop. Such a large extension in close proximity to this tree contradicts the tree application. The Parish Council previously objected to both of the recent tree applications.
- The Committee noted that the scots pine roots are to be protected during the construction phase; however the proximity of the tree to the proposed extension gives Committee members' great concern as to the longevity of the tree. The Committee would not wish to see this tree held responsible for future land heave of future footings.
- It was noted that other trees on site (of which there are several) have been omitted from any elevation diagrams. The Committee would request that the TPO status of other trees at property is checked.
- The Committee questioned what the 'storage area' will be used for – members were concerned as it is open either end and items stored there will be clearly visible from both the front and the rear

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of the property. It is not clear from the design statement, as it refers to this area as both a 'car port' and a 'storage area'.

- It was unanimously agreed to ask ward councillors to call the application in to the BDBC Development Control Committee.

Objections unanimously agreed as per the above points – Clerk to process.

Clerk

d. **T/00451/18/TCA - 3 Churchlands Bramley**

Mature Ash (T1): Approx. 18 metres tall and 14 metres wide to be felled to ground level.

Hawthorne (T2): Approx. 4 metres tall and 3 metres wide to be felled to ground level.

Hawthorne (T3): Approx. 4 metres tall and 3 metres wide to be felled to ground level.

Hawthorne (T4) - Approx. 4 metres tall and 3 metres wide to be felled to ground level.

Hawthorne (T5) - Approx. 4 metres tall and 3 metres wide to be felled to ground level.

- The Committee questioned whether, in the interests of biodiversity, the hawthorn could be laid into a formal hawthorn hedge.
- It was agreed that ash tree should be removed as it is showing signs of disease.

Objections were unanimously agreed as above. Clerk to process.

Clerk

18/03304/FUL - Minchens Barn Minchens Court Minchens Lane Bramley

External alterations to create new door openings from existing window openings, new entrance canopies and new roof lights. Erection of enclosed and secure bin and cycle stores, along with additional cycle and car parking spaces for visitors

- The Committee noted that the increase in the number of doors windows substantially changes the character of the building – making it less rural than the original intention.
- The application refers to additional windows and doors as being suitable for continuation of use as a business unit. The Committee refutes this statement on the basis that more windows and doors would clearly offer a greater security risk to any operating business. It was also noted that the internal plans show 14 individual 'offices', none of which appear to have facilities such as rest room access and kitchen access without going outside.
- The application states that these modifications will allow continuation of use as B1 office units, but has shown the windows and doors necessary for residential occupation. Therefore the Committee has a mixed and unclear application presented to them, which is neither one thing nor another.
- Concerns were expressed that that the units do not meet industrial unit design standards.
- Proposed 2nd floor plans show no doors or means of access.
- Light pollution over fields – Bramley is a non street-lit area and this will add to light pollution. This proposal generates a three storey block of flats which would illuminate the open countryside

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surrounding the building.

- The application is contrary to the NP which states no 3 storey buildings, only 2.5. It is also contrary to the rural nature requirement of any development.
- Permission has already been given to convert the building into residential units. This application appears to convert the building into a greater number of offices, which is contrary to that permission. However, the PC would support it staying as business use as the NP actively supports small-scale employment within Bramley (NP BSA5 Aims and Objectives).
- It was unanimously agreed to ask ward councillors to call the application in to the BDBC Development Control Committee.

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Objections unanimously agreed as outlined above. Clerk to process.

18/03083/VLA - Land At Minchens Lane Bramley

Variation of Section 106 agreement to remove the obligation to provide the north west footbridge from Clift Meadows to the site

- The application was noted. There is no need to comment as the application has been instigated by the Parish Council.

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

5. Update on Unlawful Development

- Cufaude Lane - the Clerk confirmed that the Planning Inspectorate have requested any supporting submissions for the planning and enforcement appeal by 28th November. After consultation with members of the Planning Committee, she has submitted further evidence on the flooding issues at the site, and also on recent Highways issues due to the site occupancy.

There is no date confirmed as yet for the appeal, but it is likely to be in early spring 2019.

The Clerk also noted a recent letter to the Chairman of the PC from Ranil Jayawardena MP, requesting an update on what action has been taken by the Parish Council for the Cufaude Lane site. The Chairman has replied, and both Mr Jayawardena's letter and the response will be placed on the website once Mr Jayawardena has had an opportunity to respond further.

- Farriers Close– Cllr Durrant gave an update on BDBC's action to reclaim land taken by two properties in the Close. One of the householders has refused to move their fence, and BDBC are looking to enforce.

6. Contractor issues at development sites

There have been a number of complaints from residents in the last few weeks about issues with lorries and contractor access, particularly for the site by Strawberry Fields. The Clerk has brought these issues to the attention of BDBC enforcement officers and the developer, who have made arrangements to try and alleviate the problems. The situation should be monitored going forward.

Three way traffic lights – Clerk to contact Cllr Vaughan at HCC re obtaining three way lights at Farriers Close and Cufaude Lane – to make it safer for

Clerk

traffic pulling out of both roads.

7. Update on Minchens Lane development – s.106 issues

The Clerk noted that the Deed of Variation for the unneeded footbridge at Clift Meadow is moving forward – the planning application is out for consultation, with an expiry date of 24th December. A decision is expected in the New Year.

8. S.106 – Letter to Borough Council

Deferred to next to meeting.

9. Date of Next Meeting

The date of the next Planning Committee meeting will be on 12th December 2018. AM – apologies.

Meeting closed at 9.51pm.

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

BRAMLEY PARISH COUNCIL

Appendix A

Approvals/Refusals*

1.	18/01517/GPDOFF - The Upper Barn, Middle Barn And South Barn Minchens Court Minchens Lane Bramley Notification of proposed change of use of Class B1(a) office to Class C3 (dwellinghouse) consisting of 14 no. flats	Granted Objection
2.	18/01665/VLA - Land To The North Of Sherfield Road Bramley Request for modification of section 106 Agreement relating to application 15/02708/OUT to allow the change of 2 no. 4 bed affordable houses to 2 no. 3 bed affordable houses	Granted No objection
3.	T/00313/18/TCA - 6 Churchlands Bramley T1 Ash - remove. T2 Ash - remove. T3 Horse Chestnut - remove.	Granted Objection
4.	18/02491/HSE - Barefoot House Olivers Lane Bramley Erection of garden shed/store	Granted No objection
5.	T/00349/18/TCA - 6 Churchlands Bramley 2 young Cypress trees: Remove.	Granted Objection
6.	18/02789/ENSC - Land At Upper Cufaude Farm Cufaude Lane Bramley Residential development of up to 350 dwellings	Enquiry not required Enquiry requested
7.	18/02646/HSE - Kingfisher Vyne Road Bramley Erection of first floor front extensions with entrance canopy, two storey rear extension and conversion of garage to living accommodation. Erection of a detached double garage and workshop building	Granted No objection

Pending Applications*

1.	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	Objection Appeal lodged – non-determination
2.	18/01226/VLA - Land At The Street The Street Bramley Removal of reference to the Designated Protection Order under clause 16.10 of the Section 106 agreement relating to planning permission 15/02682/OUT	Clarification sought
3.	18/01982/LDEU - Cufaude Courtyard, The Lodge Cufaude Lane Bramley Application for Certificate of Lawfulness for the use of The Lodge as a single dwelling house (Use Class C3)	No objection
4.	18/02792/HSE - 16 Wallis Drive Bramley Conversion of part of garage to living accommodation	No objection, comments

*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.