

OWSLEBURY PARISH COUNCIL
MINUTES OF PARISH COUNCIL MEETING HELD ON
COMMENCING AT 7:00 PM *VIRTUALLY VIA ZOOM*

PRESENT.

Parish Councillor John Chapman (Chair)

Parish Councillors: Paul Bowes, Paul Phillips (Vice Chair), Will Martin, Mark Egerton, Roger Page

IN ATTENDANCE.

Responsible Financial Officer (RFO) Juanita Madgwick

6 Members of the public were present.

1/21 APOLOGIES FOR ABSENCE.

None

2/21 TO HEAR PUBLIC QUESTIONS ON PLANNING APPLICATION 20/02655/FUL

Southern Planning Practice

Who noted the following points on the planning application:

- There are unauthorised uses on the site.
- There is a lack of clarity in the application as to what uses were being proposed.
- The impact on the setting of the listed buildings (some of which fall in Owslebury PC eg Hensting Farm and the grade 1 listed barn alongside it).
- The impact on the South Downs national park.
- That the highways information was flawed as it was based on unauthorised uses
- That the applicant may not have rights to use the farm track.
- That there is no operational need for the business in this countryside location especially considering the poor access, no footpaths and an unsustainable location.
- As the uses are unauthorised the proposal does not support the expansion of an existing or established business.
- The development would result in harm to the character and landscape of the area, neighbouring uses and would create inappropriate noise/light and traffic generation.

As such the proposal would be contrary to policy MTRA4 of the Winchester local plan.

Subsequent to the meeting the applicant provided an updated list of proposed uses for the barn. This list is in effect a long shopping list for new storage and industrial uses. However, there is no detail as to how the numerous uses would operate or indeed fit into the building. If permission were granted this would result in pressure for external storage and working outside and for increased daily HGV/vehicle trips to and from the site.

It also confirms that the highways report is incorrect as it is based on the unauthorised uses. This is supported by Hampshire Highways who have objected to the application and said it should be rejected for numerous insurmountable reasons (including safety concerns).

In conclusion there is no justification for allowing the uses, now being proposed, to operate from this location. They would be totally inappropriate in this rural setting in terms of: -

noise and disturbance especially from the builders yard, vehicle and boat restoration and other uses
vehicle movements

traffic generation, and visual harm to the character of the area and loss of countryside amenity

A planning Consultant

The planning consultant that attended the meeting raised the following points on the planning application:

- There is unlawful use of the site as the current planning uses have expired.
- There is lack of clarity in the planning application
- We are unsure of what the uses will be for the industrial units.
- The planning application only allows for re-use of the buildings and not the land
- There will be an increase in vehicle use.

The Councillors asked the 2 participants questions on the planning application, which were answered.

3/21 PLANNING APPLICATION 20/02655/FUL

After some discussion the Parish Council **Resolved** unanimously to strongly object to planning application 20/02655/FUL on the grounds of increased traffic, wildlife, ecology and landscape issues.

The Parish Council asked the Clerk to write up the objection and send to Winchester City planning department.

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| Action | By Whom: |
| To write the objection to the planning application | The Clerk |

The Meeting closed at 7:30pm

Chairman: John Chapman

Date: 08/02/21