

**OWSLEBURY PARISH COUNCIL
MINUTES OF THE PARISH COUNCIL MEETING HELD ON
1st OCTOBER 2015
COMMENCING AT 7PM IN OWSLEBURY PARISH HALL**

PRESENT

Parish Councillor John Chapman (in the Chair).
Parish Councillors: Mark Egerton, Will Martin, Roger Page, Paul Phillips.

IN ATTENDANCE

Clerk and Responsible Financial Officer (RFO): Michael Cleary.

No member of the public was present.

APOLOGIES FOR ABSENCE.

Parish Councillor Sally Tattersall.

149/15 DISCLOSURE OF INTERESTS FOR AGENDA ITEMS.

Councillors Martin disclosed his personal interest (as an acquaintance) in a planning application in connection with Woodlock Down Farm, and Councillor Chapman (as resident in the neighbouring lane) in the planning application for Marwell Yard, Thomsons Lane.

150/15 PUBLIC QUESTIONS AND COMMENTS.

No member of the public was present during the meeting.

151/15 PLANNING.

a) Planning Applications.

SDNP/15/04495/FUL	Telephone Exchange, Main Road Owslebury
Proposal:	To move an air handling unit from inside the telephone exchange to outside, in order to create more space. This unit will be fixed to the wooden wall of the exchange using cantilever brackets.
Closing date (OPC):	13/10/15

The Council noted the application form was incorrect in that it stated the address to be that of Jagged Woods, a residential property, and noted the owners concern for it to be corrected in SDNP's records. Other than bringing this error to the attention of the Planning Officer and to comment that close attention be paid to possible noise nuisance, the Council had no objections to the application.

SDNP/15/04582/LDP	Marwell Yard, Thompsons Lane, Owslebury,
Proposal:	Upon the full implementation of planning application ref: 06/03453/FUL, the subsequent use of the two hay, machinery and plant equipment buildings for general storage purposes (falling within Use Class B8)
Closing date (OPC):	05/10/15

Councillors expressed concern that the application is, in substance, for change of use, for purposes other than agricultural, for agricultural buildings yet to be built. The site is within an agricultural area, and this is reflected in the planning history. Accordingly, full disclosure should be made in a new application as to the applicant's intentions and the proposals subject to review and consultation with the usual agencies, neighbours and the parish council. This would enable SDNP to consider whether non-agricultural use of the proposed buildings would be compatible with the statutory obligation of SDNP to '*protect, conserve and enhance the natural beauty of the Park*' and with the Owslebury parish plan '*... to maintain the present countryside and agricultural nature of the Parish*'. Councillors were surprised that Southern Planning is advising the applicant when the company has acted for the Council on a previous application relating to the same site. The Council noted permission to build the storage buildings for agricultural purposes had been given some 8 years ago, but they still hadn't been built. Councillors found it is difficult to believe the applicant had taken so long to question the scope of the planning consent, when his original application sought permission just for agricultural purposes. The Council unanimously **Resolved** to oppose the application for a Lawful Development Certificate and to request that should the Officer be minded to grant the application, the matter be first referred to the Planning Committee.

Eastleigh O/15/77190	Pembors Hill Farm, Mortimers Lane, Fair Oak, Eastleigh, SO50 7EA
Proposal:	Outline: Construction of up to 250no. Dwellings with access from Mortimers Lane and pedestrian/cycle links, open space and landscaping,

	all matters other than access reserved. (This application is subject to an Environmental Impact Assessment and is a departure from the development plan, is a major development and affects a setting of a listed building.)
Closing date (OPC):	02/10/15

Councillors expressed concern the proposed development is outside the development plan for the area. Furthermore, it (together with other developments in the area and in neighbouring parishes) would significantly add to traffic volume. The traffic plan failed to take into account the reality that people wishing to travel to Winchester would naturally avoid the already congested main roads and use Owslebury as a rat-run. The village already suffered from excessive traffic using narrow lanes, damaging the verges and causing danger to pedestrians, horse riders and cyclists. The Quiet Lanes project promoted by HCC (the parish being one of two pilots for the scheme) sought to calm traffic; the proposed development would have the opposite effect. The Council unanimously **Resolved** to object to the application.

SDNP/15/04319/FUL	Woodlocks Down Farm, Whitehill, Upham, Southampton
Proposal:	Increase height of outbuilding and use of ground floor for parking and first floor for staff accommodation
Closing date (OPC):	13/10/15

The Council had no objections or concerns to bring to the Planning Officer's attention and unanimously **Resolved** not to comment on the application.

SDNP/15/04514/FUL	Marwell Zoological Park
Proposal:	Removal of existing averies and build 4no. modular replacement units on the existing foundations
Closing date (OPC):	13/10/15

The Council had no objections or concerns to bring to the Planning Officer's attention and unanimously **Resolved** not to comment on the application.

SDNP/15/04516/FUL	Tree Tops Restaurant Marwell Zoological Park
Proposal:	Change of use from restaurant (A3) to D1 including modification of external fencing, internal fit out the erection of timber viewing platform, erection of entrance porch and new windows to be fitted.
Closing date (OPC):	13/10/15

The Council wished to reflect further on the application and as the SDNP deadline for comments is later in the month, deferred consideration until its next meeting on 12th October.

b) Planning Decisions

The Council noted the application relating to Hangar Nurseries, Thompsons Lane (erection of ancillary domestic outbuilding for purposes incidental to the main dwelling) had been approved by WCC. It also noted an appeal to the Inspector in relation to WCC's refusal to permit planning permission for the conversion of The Granary, Marwell Manor Farm to residential accommodation, had been dismissed.

152/15 INFORMATION EXCHANGE AND AGENDA ITEMS FOR NEXT MEETING.

The Clerk advised Councillors he would be seeking advice on the health of the Bank tree and councillors asked the matter be put on the agenda for the next meeting.

153/15 DATE OF NEXT COUNCIL MEETING.

It was agreed the next Council meeting would be held on 12th October 2015 commencing at 7.30pm in the Committee Room.

The meeting closed shortly after 7.30pm.

Chairman.....John Chapman.....Date: 12th October 2015