Minutes of the Meeting of Selborne Parish Council Planning Committee  
held in Oakhanger Village Hall on Wednesday 30th January 2008 at 7:30pm

Present:  Mrs. M Palmer      Chair  
Mr. T. McMeekan  
Mr. S Goater  
Mrs. A Luty  
Mrs. M Barnfield  
Mrs. A Boase  
Mrs. L Coney      Clerk

Item 1 – Apologies for absence
Received from Mr. James, Mr. Ravenscroft, Mr. Dixon, Mrs. Carter and Mr. Cabrol

On completion of item 1 the meeting would normally have recessed to allow members of the public to speak on any matter prior to the re-commencement of the meeting but there were no members of the public present.

Item 2 – Approval of minutes from the planning meeting on Wednesday 9th January 2007.  It was AGREED that the minutes were accepted as a true record and signed accordingly.

Item 3 - Disclosure of Pecuniary and other interests.
The Chairman reminded members who had an interest to disclose, in relation to any item included in the agenda for this meeting, that it was their duty to do so at the appropriate agenda item. (As required to be disclosed by Section 94(1) of the Local Government Act 1972; and in accordance with the Parish Council’s Code of Conduct 2007). Cllrs Mrs. Palmer, Mrs Boase, and Mrs. Luty declared a prejudicial interest in the application at Land to south of Eveley Corner and passed no comment on the application. All councillors declared a personal interest in the St Mary’s Church application.

Item 4- Planning Matters arising.  The clerk had sent an e-mail to councillors regarding the resurfacing of the track at Coomers and the replies she had received from EHDC compliance and Right of Way. In summary it said that the tarmacing of the track did not require planning consent as it was an existing track but did require approval from the site manager of the Common via Phil Allen at Rights of Way. Councillors were very concerned as tarmac is felt to be wholly inappropriate in this case because the track is on common land; it is immediately adjacent to a SSSI; Oakhanger is not an urban environment; the village does not even have a Settlement Policy Boundary; and the village is subject to countryside policies which aim to protect the countryside for its own sake. The clerk was asked to go back to EHDC and ask again about whether planning permission is required, in the light of these matters, and also to arrange a meeting with Phil Allen to ascertain what can and cannot be done with the Common as other householders have also tried to improve the track outside their properties.  The clerk was also asked to consult Natural England for their views. Mr. Goater was concerned that apart form the aesthetics, there is a danger that if the surface is made better people will drive across it faster; there is a children’s playground very close to the track and the tarmac surface could therefore put the children’s safety in jeopardy.

Item 5- South Downs National Park. Mrs. Palmer had updated councillors via e-mail with details of the forthcoming public inquiry and the potential threat to the East Hampshire AONB if the western Weald is excluded from the SDNP. She further explained to councillors that when the Inspector decided to exclude the western Weald, he based this recommendation upon the report made by his Landscape Assessor, Mr Buchan. This report had not been scrutinised at public inquiry as it was published after this had finished. Also, Mr. Buchan had used statutory criteria which are applicable in Scotland, not England and Wales. The statutory criteria in Scotland are different in that “characteristic natural beauty” of the landscape may be taken into account when assessing the natural beauty of an area; this is not the case in English law where “characteristic” natural beauty plays no part at all in the statutory criteria for designating National Parks, and indeed most National Parks in England contain a variety of landscapes. Therefore Mrs. Palmer asked if, on behalf of the parish council she could draft a letter to be sent to the Inspector before the re-opening of the inquiry on the 12th February requesting that he allows discussion of the western Weald as a fifth topic for the inquiry.  The letter would be circulated to councillors prior to submission. This was agreed by all councillors.

Item 6 – Planning applications.

35397/002 ALTERATIONS TO WAR MEMORIAL INCLUDING ADDING NEW PLAQUES, CLEANING, MINOR REPAIRS AND NEW INSCRIPTION St Mary’s Church, The Plestor, Selborne, Alton, GU34 3JQ. The committee was aware that they could not comment upon the application to Mr. Emmerson as Mr. Emmerson had submitted the application on behalf of the parish council. However the committee felt that the matter of whether new plaques and WWII inscriptions should be added to the memorial was of great importance and should be discussed by full council. In the light of this the clerk was asked to contact Mr. Emmerson to request that he withdraw the application pending a decision by full council, after which time the application could be immediately resubmitted either with or without the new plaques and inscriptions. In the meantime the application for cleaning and minor repairs could be resubmitted if the case officer felt it appropriate. Mrs. Barnfield agreed to speak to Natalie Mees to ascertain the history of why WWII inscriptions had not been previously added.
29604/003 OUTLINE - DETACHED DWELLING WITH ASSOCIATED ACCESS 2 Drift Road, Whitehill, Bordon, GU35 9EA NO OBJECTION

33755/004 DETACHED GLASS HOUSE TO SIDE Bradshott Hall, Bradshott Lane, Blackmoor, Liss, GU33 6DD OBJECTION with comments. There is concern on account of the visual impact and light reflection that the glass on this building will have upon the protected landscape and from footpath 32. The parish council requests EHDC to refer the application to the South Downs Joint Committee planning officers for consultation to ascertain their views as to the impact upon the AONB and the SDNP in waiting so that the EHDC case officer might be advised accordingly.

30584/004 FOUR DWELLINGS WITH ASSOCIATED ACCESS AND PARKING Land to south of Eveley Corner, Firgrove Road, Whitehill, Bordon, GU35 9EQ OBJECTION with comments. There is concern over the suitability of the access to the site, and whether construction vehicles, emergency service vehicles or sewage treatment lorries could safely enter the site given the width of the track which does not appear adequate. There are also concerns over drainage. Whilst maintaining the ditches and the additional land drain and soakaway, are these suitable for the extra run off generated? It is also noted that the footpath appears to be disappearing into the access road.

50841 CHANGE OF USE OF PART OF RETAIL SHOP (A1) TO DWELLING. REPLACEMENT CONSERVATORY TO REAR FOLLOWING DEMOLITION OF CONSERVATORY House Martins, High Street, Selborne, Alton, GU34 3JW WITHDRAWN

Item 7 – Planning Decisions.

50674 ALTERATION OF ROOF AT REAR TO FORM BEDROOM AND BATHROOM IN ROOF SPACE 5 Wakes Cottages, High Street, Selborne, Alton, GU34 3JL. NOTICE OF PERMISSION The clerk was asked to write to EHDC to express the council’s disappointment with the decision because the general duty, in the exercise of planning functions, with respect to any buildings in a conservation area is that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. The parish council felt that the alterations now permitted to the building will be harmful to the character and appearance of the conservation area.

30265/002 REPLACE TWO FRONT WINDOWS Old Thatch, Gracious Street, Selborne, Alton, GU34 3JB NOTICE OF CONSENT

33925/001 GARDEN SHED TO REAR 6 New Road Cottages, Selborne Road, Selborne, Alton, GU34 3JA. NOTICE OF PERMISSION

Item 8 - Any Other Business. In accordance with Local Council Administration there will be no resolution made on matters arising from this item. If action is required the matter will be placed upon a future agenda.

Mrs. Barnfield had been out to site with Chris Webb to look at tree application 34895/012 which will be considered at the next planning meeting. They were concerned that the map of the site was ill drawn and difficult to follow. It was also inaccurate, showed one tree that did not appear to be on the applicants land and it was noted one tree had already been felled. The clerk was asked if she could bring this to the attention of Mr. Garside to see if better drawings could be submitted by the applicant before the next planning meeting, and in order to enable the district council to make its decision on the basis of full and accurate information.

Item 9 - Date and Place of next meeting. – Wednesday 13th February 2008 at Blackmoor Village Hall 7:00pm

The meeting closed at 9:50pm

Signed Date

Chairman of planning