

Minutes of the Meeting of South Warnborough Parish Council
VIRTUAL
Monday 22nd June 2020
Draft Minutes Subject to Confirmation

Present Cllr Lady Belinda Hall
Cllr Chris Preston
Cllr Stephen Spreadborough
Cllr Ed Clark

District Cllrs John Kennett and Kenneth Crookes
Mrs Elizabeth Ford (Clerk)
10 members of the public

1. Introduction

All attendees were welcomed and the virtual format for the meeting was explained.

2. Apologies for absence

Apologies were received from County Councillor Jonathan Glen, District Cllr Chris Dorn, and one resident.

3. Declaration of interests

Cllr Clark declared a personal interest, as a neighbour, in item 6 a).

4. Approval of minutes from the Parish Council meeting of 8th June 2020

This was deferred.

5. Co-option of new Parish Councillor and signing of declaration of acceptance of office

This was deferred.

6. To consider the following planning applications:

- a) **20/01320/HOU, New Barn, Lees Hill.** Erection of an oak framed garden gazebo.
The application was discussed and **it was resolved** to submit the comment of no objection, but to note that the height of the development was considered to be excessive for its proposed use and also to request that, if permission was granted, a condition be included for the structure to be for use as a garden gazebo only.
- b) **20/01313/CA, South Warnborough Lodge, Lees Hill.** Prune line of 8 ash trees on northern border of garden back to height of 4 metres (as in previous pruning in 2012).
The application was discussed, and **it was resolved** to submit the comment of no objection.
- c) **20/01155/PREAPP, Land Adjacent To Poachers Field, Alton Road.** Erection of 16 residential dwellings (including 8 no. open market and 8 no. affordable dwellings) together with associated infrastructure, landscaping, car parking and creation of a new pedestrian and vehicular access from Alton Road (B3349)
The application was discussed. The Chair of the South Warnborough Local Plan Committee (SWLP) was thanked for his insightful report on the latest proposals for the site. The difficulties in managing both surface and foul water on development of this site were recognised but the main concern was road safety. The high speeds recorded in the traffic survey were noted. The road bordering the site was described as the “slowing down stretch” as vehicles entered the village. Residents and their children would need to cross the road to access the school buses for all schools serving the village, for the village playground and the village shop as well as almost all the rest of the village. The development of the site would also result in a significant increase in the vehicle movement on and off the Alton Road along that stretch of road. Several road accidents were listed which had not been included in the records cited in the application Transport Statement. The current highway design proposals were not considered adequate to

provide sufficient safeguards for road safety and additional measures to reduce the speed of traffic approaching the site particularly before the bend on the northern/Odiham approach to the site would also be required.

Several aspects of the layout inside the development were criticised: a footpath was routed across the area which was prone to surface flooding; the location of the majority of houses at the village end of the site was not considered desirable; the location of a large area of parking in the centre of the site was considered unattractive.

The need for the housing was discussed both at district level and in relation to the numbers cited in the Hampshire Homes Hub report in May 2019.

Opposition was voiced to routing the connection of the site to the public sewer along Footpath 1 but it was noted that an alternative route across agricultural land on the northern side of the village was available.

An SWLP member also emphasised that there were still serious concerns regarding flooding on development of the site.

Draft comments on the pre-app focusing on five key areas would be prepared and be based on the Councillors, SWLP and other residents input with a view to submission to Hart in early July.

7. Update on other previous applications.

Since the last meeting the following decision had been made:

20/00870/HOU, Boundary Cottage Lees Hill. Demolition of shed and erection of a garden room. Parish Council comment no objection. Status: Granted.

20/00819/FUL, Hazelfield, Swaineshill. Formation of driveway from the existing access to Swainshill to the existing hardstanding in front of Hazelfield. Parish Council comment no objection. Status: Granted.

The proposal for a Solar Farm at Chosley Farm, North Warnborough was continuing and it was expected that an EIA screening opinion request would be made before submission of the full application. The visual and landscape impact of the development was a key issue to the village and the degree of visibility of the development was discussed. There was support for solar power developments and also opposition due to the loss of countryside. It was decided that the Parish Council would submit a further comment to the developer that screening of the site would be necessary.

10. Update from County Councillor

Councillor Glen sent apologies that he could not access the meeting.

11. Update from District Councillor

Councillor Kennett had provided a comprehensive report to meeting on 8th June.

12. Questions and answers from the floor

There were no further questions.

13. To confirm date of next meeting.

The next meeting would again be a virtual meeting and be on Monday the 6th July at 7.30pm.

The meeting finished at 8.30pm.

Signed Chairman _____ Date _____

Parish Clerk Elizabeth Ford