

Whiteley Town Council

Planning Committee

Minutes of a meeting of the above Committee held in the Council Rooms at Meadowside Leisure Centre, Whiteley on Wednesday 16th March 2016 at 7pm.

Committee members present David Jenkins (Chairman), Andy Baker, Malcolm Butler, Hazel Croft-Phillips, Tasmin Smith.

Town Clerk Nicki Oliver.

1. **To receive apologies for absence**, Pat Thew
2. **To receive declarations of interest regarding agenda items** None.
3. **To adjourn meeting to allow participation by members of the public** Not required.
4. **Meeting resumed to consider the following agenda items:**

4.1 Ref No: W24426 **Case No:** 16/00279/FUL **Case Officer:** Anna Hebard **Applicant:** P Jarvis **Proposal:** Single storey rear extension and alterations to existing boundary wall. **Location:** 42 Mollison Rise Whiteley PO15 7JX **No objections.**

4.2 Ref No: WPP-04814002 **Case No:** 16/00256/FUL **Case Officer:** Lewis Oliver **Applicant:** Andrew Rogers **Proposal:** Loft conversion with Velux roof windows **Location:** 26 Camellia Way Whiteley PO15 7NS **WCC permission granted.**

4.3 Ref No: W00257/14 **Case No:** 16/00141/FUL **Case Officer:** Nicola Martin **Applicant:** Whiteley Developments Ltd **Proposal:** Use of the land as a caravan and camping site for the pitching of 11 caravans and area for camping. **Location:** Land Adjacent To Lodge Green Whiteley Lane Titchfield PO15 6RW

Object: The site is within the Meon Gap, the proposals are contrary Local Plan Core Strategy Policy CP18 – Settlement Gaps. The proposals will both physically and visually diminish the gap resulting in unwelcome coalescence between Whiteley’s settlement boundary and Skylark Meadows creating a precedent for similar applications on the edge of development boundaries.

The proposals are contrary to Core Strategy Policy CP20 – Heritage and Landscape Strategy as the addition of caravans and the infrastructure required will have an adverse impact on the landscape character of the area.

The Inspector’s views of a similar application for 60 caravan spaces on nearby site would reinforce this opinion: Appeal Ref: APP/L1765/A/11/2145112 Land at Knowle Farm, Mayles Lane, Knowle PO17 5FF found that ‘ the scheme would not maintain the open and undeveloped nature of a rural area..., the overall effect would be detrimental to the prevailing character and appearance of the countryside’.

The site adjoins a right of way which has not been noted on the application and the proposals will impact negatively on the current open views from the footpath.

The proposed site adjoins an area of SSSI woodland subject to WCC’s emerging Local Plan Part 2 Policy DM5 – Protecting Open Areas. The impact of a caravan and camping site and the resulting increased number of visitors and dogs will have a detrimental effect on the ecology of the area. The benefit to the community fails to outweigh the harm that will be caused.

There is no evidence that the conditions of Policy DM5 has been met with the requirement to explore options to develop elsewhere. There are two caravan and camping sites very close by at Drove Lea Farm, Mill Lane and Hound Hill Farm, Segensworth East and no evidence has been provided to suggest these sites are unable to adequately meet current and future demand.

There are inadequate details of plans to deal with waste water.

Highways access is considered to be inadequate, it is a narrow unmade track with poor visibility, it is also a public footpath. Additional traffic movements including towing caravans would increase the dangers for pedestrians and vehicle users.

For the above reasons the proposals fail to meet the requirements of the emerging Local Plan Part 2 Policy DM13 which provides for new leisure facilities in the countryside where it accords with other relevant policies.

4.4 Ref No: W22761/03 **Case No:** 16/00343/AVC **Case Officer:** Planning Team
Applicant: Paul Glinn **Proposal:** 5 No. 1900mm high internally illuminated individual letter signs with stainless steel returns. 1No. 1500mm high non-illuminated individual letter sign with stainless steel returns **Location:** Marks And Spencer Whiteley Shopping Centre Whiteley Way Whiteley PO15 7PD **No objections.**

4.5 Ref No: W24429 **Case No:** 16/00266/FUL **Case Officer:** Planning Team **Applicant:** Ian Whitehead **Proposal:** Demolish existing derelict building and change the use from a garage and yard to a secure yard to park an LGV lorry over night and weekends. **Location:** Former garage and yard Whiteley Lane Titchfield **No objections but note that the site is known to contain asbestos.**

4.6 Update on request that WCC reinstates permitted development rights for Whiteley properties where it is currently removed. **No further news.**

5. To consider any recent applications

5.1 Ref No: PP-04906542 **Case No:** 16/00541/FUL **Case Officer:** Nicholas Billington
Applicant: Paul Gosling **Proposals:** Single storey rear extension following demolition of conservatory, reposition flue and alterations to fenestration **Location:** 20 Bluebell Way Whiteley PO15 7FF

- 6. To report on unauthorised development** No reports.
- 7. To identify any unmanaged risks within this committee's remit** None.
- 8. To review effectiveness of communication, development of links with other community organisations and support for local democracy through making information more widely available** Continue to monitor.
- 9. Recent correspondence / reports from meetings of relevance to this committee** Cllr Smith has completed the HALC Planning training course.

Meeting closed 7.52pm