

**Report from the St Mary Bourne Planning Committee Meeting
Held on Tuesday 27 August 2019 at 6.30pm in the Club Room, Village Centre**

Those present: The chair, Cllr David Peart, Cllrs Tony Styles and Carole Whitlock

In attendance: The clerk Jo Exelby.

Members of the public present: 8

Time for public speaking

The chair opened the meeting and invited the member of the public to speak.

An director of Sherbourne Developments and an architect working for them attended to discuss 19/01963/FUL, being considered under item 3.

Six parishioners from Egbury to summarise the position of residents relating to 19/02029/FUL to set out their objections, which are principally:

- The Neighbourhood Plan Policy 1a requires that redundant buildings must have been offered on the market for 9 months — it is not clear that this has happened.
- The development does not comply with the Neighbourhood Plan Policy P1c — the scale is proportionate to the settlement's size, form and character, as the application is to add 5 dwellings to Egbury's existing 10 dwellings.
- The development does not comply with the Neighbourhood Plan Policy P1d — it would not conserve or enhance Egbury's rural character as it would lead to a large increase in the settlement size.
- The infrastructure of Egbury will not support 5 additional dwellings – there is no mains water, water to all settlements is supplied by a shared bore hole and these dwellings will present a significant additional draw on that resource. There is also no mains drainage.
- Road infrastructure and quality – Egbury is accessed by narrow lanes with blind corners, which are already in poor condition. The application proposes that there will be spaces for 17 additional vehicles, which the road infrastructure cannot support.
- The Neighbourhood Plan Policy 3 requires that any individual development should be predominantly 2- and 3-bedroom units — this development includes three 2-bedroom & two 4-bedroom dwellings.
- The development does not comply with BDBC's Design and Sustainability SPD as the dwellings are not within 400m of shop or bus stop.

1. Apologies for absence: Cllr Bridget Culley, Tony Grunsell and Gwen Randall

2. Declaration of interests: None

3. Planning applications considered

Reference	Description	Resolved
19/01963/FUL	Bourne Court and Bourne Court Cottage, Upper Link, SMB, SP11 6BT Conversion of Bourne Court Cottage to ancillary residential accommodation to serve Bourne Court. Removal of 6 existing buildings and erection of replacement 4 bed dwelling, detached garage with guest accommodation above and swimming pool including associated parking, turning, landscaping, private amenity space and access arrangements.	No objection
19/01210/FUL	Land at Denning Wood, Upper Wyke Lane, SMB, SP11 6EA Change of use of oak framed barn to a two bed holiday home and associated works (part retrospective). <i>Revised plans with septic tank repositioned</i>	Nothing to add to previous consultation response
19/02029/FUL	Egbury Farm Barns, Egbury Road, SMB, SP11 6DL Demolition of 1 existing building. Conversion of agricultural barns and stables to 5 dwellings including extension of stable building, boundary treatments, landscaping and alterations to access and parking.	No objection, but with the following comments: <ul style="list-style-type: none"> • It is a possible overdevelopment of the site and the hamlet. • It will create significant extra traffic. • There is a lack of infrastructure within the hamlet with no mains water or mains drainage. • The site lies within the North Wessex Downs AONB and the development should be sensitive to that.
19/02030/LBC	Egbury Farm Barns, Egbury Road, SMB, SP11 6DL Demolition of 1 existing building. Conversion of agricultural barns and stables to 5 dwellings including extension of stable building, boundary treatments, landscaping and alterations to access and parking.	As above

4. Trees — Notices of intent considered

Reference	Description	Resolved
T/00360/19/TCA	Springhill House, Springhill Lane, SMB, SP11 6BG 3 Limes and 5 Sycamore — remove overhanging branches back in line with stream bank and lift branches up to up to 25ft over rear gardens.	No objection

5. Advice of planning matters considered by BDBC

Resolved: The following grant of planning permission was noted.

Reference	Description	Granted
19/01522/HSE	Old Lawn, Binley Bottom, Binley, SP11 6EY Erection of single storey side and rear extensions, following demolition of existing porch and rear extension, and landscaping works.	7/8/19
T/00320/19/TCA	Juglans, SMB, SP11 6AR T1 Oak - Crown lift to no more than 8m, 20% crown thin; T2 Walnut – Crown lift to no more than 12m, 20% crown thin; T3 Walnut – Crown lift to no more than 5m, prune canopy curtain to 5m.	20/8/19
18/02917/FUL	Land at 442237 150601 Springhill Lane, SMB — Erection of detached 4 bed bungalow with associated double garage, parking and landscaping.	22/8/19
19/01912/PIP	Land at 442522 150113 Bourne Court, Upper Link, SMB, SP11 6BT Application for Permission in Principle for 4 dwellings.	23/8/19

Resolved: The following refusal of planning permission was noted.

Reference	Description	Refused
18/03459/FUL	Butlers Farm, Gangbridge Lane, SMB, SP11 6EP Erection of one 3 bed dwelling with new access, associated parking and landscaping.	8/8/19

6. Advice of planning applications withdrawn: None

7. Appeals

Resolved: The following appeal against refusal was noted.

Reference	Description	Appeal start date
19/00471/HSE	5 Stevens Green, SMB, SP11 6DF Single storey rear extension, single storey side extension, loft conversion and replacement detached garage.	6/8/19

8. Consideration of compliance issues: None

9. Other planning matters

9.1. BDBC Authority Monitoring Report — consideration of draft monitoring indicators for the SMB Neighbourhood Plan

Resolved: The draft monitoring indicators were considered, and no amendments were proposed.

9.2. Barn at Swampton Farm, Gangbridge Lane, SMB, SP11 6EW — Consideration for inclusion in BDBC Local List of Buildings of Architectural or Historic Interest

Resolved: No objection to its inclusion.

10. Other councils' planning matters: None

11. Review and approve payments to be made in August 2019

Payee	Description	Amount £
Jo Exelby	Expenses	407.29
Vision ICT	Hosted email accounts	194.40
Business Stream	Water	150.58
Scofell Landscapes	Grounds maintenance	823.99
Premier Grounds	Lengthsman	3,841.20
Southern Electricity	Electricity – The Games Area	60.36
Southern Electricity	Electricity – The Pavilion	98.12
BT	Telephone	56.98
Total		£5,632.92

Resolved: A transfer agreed of £5,700 from the Business Bank Instant account to the Treasurers account and the Clerk instructed to make the transfer.

Resolved: The payments were approved, and the Clerk instructed to make the online payments.

The meeting closed at 7:15pm.

Jo Exelby
Clerk, St. Mary Bourne Parish Council
28 August 2019