

**Report from the St Mary Bourne Planning Committee Meeting
Held on Monday 23 September 2019 at 6.30pm in the Club Room, Village Centre**

Those present: The chair, Cllr David Peart, Cllrs Bridget Culley, Tony Grunsell, Gwen Randall, Tony Styles and Carole Whitlock

In attendance: The clerk Jo Exelby.

Members of the public present: 19

Time for public speaking

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

Sixteen members of the public attended to express their objections to 19/02344/FUL, which are principally:

- The development is outside settlement boundary and there is a risk of setting a precedent.
- It is contrary to Neighbourhood Plan policies, P1 & P2.
- The design & layout conflict with being within a Conservation Area.
- The development poses considerable risk of harm to the local habitat.
- There would be severe overlooking of neighbours.
- There has been no consultation on screening or landscaping.
- The sewerage issues have not been addressed and there is no information in the application.
- The plans to deal with the electrical infrastructure plans are not included in the application

Feel there would be better sites to supply housing in the parish.

Two architects & the applicant attended to support 19/02344/FUL. Their main points were:

- An ecological survey has been carried out & submitted with application.
- The site is a suitable infill plot.
- BDBC overlooking standards are 20m and this development is 34m from the existing properties so overlooking is not an issue.
- There is a need for small semi-detached houses (2/3 bed houses) such as these in the village.
- It is normal for the details of the sewage system to be finalised later in the process.
- The layout is as it is because the tree protection zone prevents the four houses running along the roadside.

1. Apologies for absence: None

2. Declaration of interests: None

3. Planning applications considered

Reference	Description	Resolved
19/02344/FUL	Land adjacent to Bourne Valley Inn, Upper Link, SMB, SP11 6BT Erection of 4 dwellings, with associated access, parking turning, and private amenity space.	Object on the basis of: <ul style="list-style-type: none"> • It is a green field site outside of the settlement boundary, but within the Conservation Area and the AONB. • It is contrary to the recently adopted Neighbourhood Plan. • It is an excellent habitat site. • The layout does not relate to the character, form and appearance of surrounding properties, and would be better running parallel with the road to reduce the impact on neighbouring properties. • There is no information on the proposed disposal of foul sewage. The main sewer through the parish is vulnerable and has caused significant problems in the past. • There is other missing information in the application, in particular the ecological survey <p>It was noted that this is a majority decision, with four of the six councillors voting to object.</p>
19/02301/LBC	Lower Wyke Farm, Lower Wyke, SMB, SP11 6AW Conversion of former piggery to one 2 bed dwelling and existing stables to domestic shed/storage and associated works.	Can't comment until we get the planning application
19/02343/FUL	Land at 442543 150884 (North West of Breach Farm House), Egbury Road, SMB, SP11 6DQ Removal of existing barn, and erection of 2 detached dwellings with associated parking, turning, landscaping, private amenity space and access arrangements.	No objection.
19/02409/FUL	Land to the South of Derrydown Clinic, Derrydown, SMB, SP11 6BS Erection of one 3 bed detached dwelling and garage with associated parking, turning, landscaping, private amenity space and access arrangements.	Object on the basis of: <ul style="list-style-type: none"> • It is a green field site outside of the settlement boundary, but partly within the Conservation Area and fully within the AONB. • It is contrary to the recently adopted Neighbourhood Plan. • It is adjacent to the Test Way. • It will adversely impact a key sight line in the parish and is therefore not sympathetic to the character and visual quality of the area.

4. **Trees — Notices of intent considered:** None

5. **Advice of planning matters considered by BDBC**

Resolved: The following grant of planning permission was noted.

Reference	Description	Granted
19/01914/FUL	Dene Bungalow, Lye Farm Road, Binley, SP11 6HA Demolition of existing bungalow and erection of replacement two storey 4 bed dwelling. Erection of detached 3-bay garage with home office over, and alterations to driveway (Amended scheme to 19/00053/FUL).	9/9/19

6. **Advice of planning applications withdrawn:** None

7. **Advice of planning applications appealed:** None

8. **Consider compliance issues:** None

9. **Consider other planning matters:** None

10. **Consider other councils' planning matters:** None

The meeting closed at 7pm.

Jo Exelby
Clerk, St. Mary Bourne Parish Council
24 September 2019