

**Report from the St Mary Bourne Planning Committee Meeting
Held on Tuesday 25 February 2020 at 7:30pm
in the Club Room, Village Centre**

Those present: The chair, Cllr David Peart, Cllrs Kevin Fullerton, Tony Grunsell and Kevin Noble

In attendance: The clerk Jo Exelby

Members of the public present: Ten

Time for public speaking

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

Ten residents from Lower Link attended to set out their objections to 19/02344/FUL. Their spokesperson noted that the amended plans are cosmetic and don't address causes of objection, and in terms of habitat, are worse than the original application as the original plans included a wildlife area which has now been removed. In addition, there are problems with the methodology of the biodiversity study so the number of species present has been under-represented. He also noted that there is still no information provided in application on sewerage, drainage and flooding, which is a problem, especially given that the main sewer is currently being tankered in the parish due to high ground water levels.

- 1. Apologies for absence:** Cllr Bridget Culley and Gwen Randall
- 2. Declaration of interests:** Cllr Grunsell declared an interest in tree notice T/00084/20/TCA, which has been submitted by his neighbour and took no part in the discussion or decision.
- 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, landscaping, and private amenity space. <i>Amendments to layout and design of proposal.</i>	The amendments do not impact on our existing objections which still stand. <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.

20/00302/RET	Barn at Burry Hill Farm, Stoke, SP11 0PF Erection of two further bays to an existing barn (retrospective).	No objection
20/00408/FUL	Land at the South side of Yew Tree Cottage, Binley Bottom, Binley, SP11 6EY Erection of a 4 bay timber agricultural storage building (amended scheme to that approved under 19/03089/FUL).	No objection

4. Trees — Notices of intent considered

Reference	Description	Resolved
T/00081/20/DDD	Ringlands House, SMB, SP11 6EF Removal of a fallen apple tree. There is a duty to plant a replacement tree.	Noted
T/00084/20/TCA	Kirkby, Egbury Road, SMB, SP11 6DG T1 Silver Birch: to clear power lines by 1m; T2-T4 Cypress: reduce width by 1.5m to clear neighbour's roof.	No objection

5. Advice of planning matters considered by BDBC

Resolved: The following grants of planning permission were noted.

Reference	Description	Granted
19/01938/HSE	2 Hilliers Farm Cottages, Upper Wyke Lane, SMB, SP11 6EE Erection of two storey side and rear extension and relocation of existing rear timber frame element to provide porch to the side of the extension.	26/9/19
19/01146/FUL	Barn at Swampton Farm, Gangbridge Lane, SMB, SP11 6EW Conversion of existing barn to form two 1 bed and one 2 bed dwellings, including addition of first floor and replacement roof, and change of use of land to residential.	27/9/19
T/00360/19/TCA	Springhill House, Springhill Lane, SMB, SP11 6BG 3 Lime & 5 Sycamore: Remove overhanging branches back to no further than the centre line of the Bourne Rivulet. Crown lift to no higher than 7.6m above ground level over the rear garden of The Grales. Remove deadwood as necessary.	27/9/19
19/02170/HSE	1 Gangbridge Lane, SMB, SP11 6EP Erection of single storey side extension.	4/10/19
19/02254/HSE	Ferndale, Crab Tree Lane, Stoke, SP11 0LX Erection of side and front extensions, detached double garage and alterations to access.	4/10/19
19/01210/FUL	Land at Denning Wood, Upper Wyke, SMB, SP11 6EA Change of use of oak framed barn to a two bed holiday home and associated works (part retrospective).	7/11/19
19/02595/FUL	Middle Wyke House, Finkley Road, Middle Wyke, SP11 6AJ Extension to existing private use equestrian arena.	13/11/19

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 six 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.	15/11/19
T/00487/19/TCA	Yew Tree Cottage, Gangbridge Lane, SMB, SP11 6EP T1 Tulip tree: crown reduce to previous points (30% reduction). Tree is currently 35' high.	20/11/19
T/00495/19/TCA	Barford House, SMB, SP11 6AR T1 Walnut: reduce by 3m back to previous pruning points; T2 Conifer: remove; T3-5 Group of 3 Field Maples approx. 16m high and 20m wide: reduce height by 4m leaving them approx. 12m high.	4/12/19
T/00496/19/TCA	Swampton House, SMB, SP11 6AR T1 Pyrus chanticleer: reduce and reshape after storm damage as per annotated photo leaving the tree at approx. 15m high.	4/12/19
19/02895/HSE	Kimblewick House, Egbury, SP11 6DN Erection of a timber framed single garage.	6/12/19
T/00504/19/TCA	Gable Cottage, Church Street, SMB, SP11 6BL T2 Cypress: fell; T3 Spruce: fell; T4 Elder: fell; T5 Cypress: fell; T6 Plum: fell.	11/12/19
19/02989/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.	24/12/19
T/00538/19/TCA	Sarum Cottage, Stoke, SP11 0NP Ash tree: fell.	7/1/20
19/03089/FUL	Land at the South Side of Yew Tree Cottage, Binley Bottom, Binley, SP11 6EY Erection of a 4 bay timber storage building.	7/1/20
19/03140/FUL	Highfield Farm, Binley Bottom, Binley, SP11 6HA Demolition of existing industrial buildings; the erection of a new dwelling and garage, the provision of a tennis court, associated works (amendment to extant permission 18/02060/FUL).	10/1/20
19/02597/FUL	Highfield Farm, Binley Bottom, Binley, SP11 6HA Erection of dwelling and garage with the provision of a tennis court and associated works following demolition of existing industrial buildings.	14/1/20
19/02848/FUL	Willow House, Stoke Road, SMB, SP11 6EF Formation of field access to B3048 following stopping up of existing access. Laying of hardstanding to serve replacement equestrian yard and relocation of stables.	31/1/20
19/03175/HSE	Haven Hill, School Lane, SMB, SP11 6AU Erection of part single/part two storey extension to South/West elevations following demolition of existing conservatory, two storey infill extension to North elevation, conversion of existing garage to provide additional living space and second floor extension above.	31/1/20

T/00040/20/TCA	The Old Police House, SMB, SP11 6AR T1 Ash: reduce crown by up to 2m and shape leaving 12m height and 8m width, remove deadwood; T2 Ash: reduce crown by up to 2m and shape leaving 12m height and 8m width, remove deadwood; T3 Unknown: reduce by up to 2m and shape leaving 8m height and 4m width, remove deadwood.	24/2/20
----------------	---	---------

Resolved: The following refusals of planning permission were noted.

Reference	Description	Refusal
19/02163/FUL	The Green Lodge, Gangbridge Lane, SMB, SP11 6EF Erection of ground mounted photovoltaic installation (solar panels) to provide carbon free electricity.	16/10/19
19/03104/RET	Half Way Up, Stoke Hill, Stoke, SP11 0LT Construction of a layby.	14/2/20

6. Advice of planning applications withdrawn

Resolved: The following withdrawal of planning applications were noted.

Reference	Description	Withdrawn
19/02409/FUL	Land to the South of Derrydown Clinic, Derry Down, SMB, SP11 6BS Erection of one 3 bed detached dwelling and garage with associated parking, turning, landscaping, private amenity space and access arrangements.	25/10/19
19/02030/LBC	Egbury Farm Barns, Egbury, SP11 6DL Demolition of one existing building. Conversion of agricultural barns and stables to five dwellings including extension of stables building, boundary treatments, landscaping and alterations to access and parking.	26/11/19
20/00081/HSE	Gate Cottage, School Lane, SMB, SP11 6AU Erection of a first floor extension.	13/2/20

7. Advice of planning applications appealed

Resolved: The following appeal of planning decisions were noted.

Reference	Description	Appeal start date
18/03459/FUL	Butlers Farm, Gangbridge Lane, SMB, SP11 6EP Erection of one 3 bedroom dwelling with new access, associated parking and landscaping.	13/1/20
18/03171/FUL	Land adjacent to Coronation Cottages, Upper Wyke Lane, SMB, SP11 6ED Diversion of a byway open to all traffic (BOAT) including creation of a new access to Upper Wyke Lane and the creation of a driveway together with the erection of a gate and associated landscaping.	4/2/20

8. Consider compliance issues: None

9. Consider other planning matters: None

10. Consider other councils' planning matters

Resolved: It was noted that Wheelabrator have withdrawn their application for their waste to energy facility.

The meeting closed at 7:50pm.

Jo Exelby
Clerk, St. Mary Bourne Parish Council
26 February 2020