

BRAISHFIELD PARISH COUNCIL

Minutes of the Extraordinary Meeting held at the Village Hall, Braishfield
on Tuesday 17th October 2006

PRESENT:-

Mike Prince (Chairman)
Alan Light
Sue Ransom
Mike Edwards
Kate Marshall
Andrew Lalonde
Martin Hatley

Apologies for absence were received from Jean Lowe

69. PLANNING

a) Newlands, Kiln Lane

It was agreed the meeting should be opened to the public for this item to allow Peter Sidebotham the opportunity to make comments to the Parish Council.

He said that he has discussed his concerns with the applicant which are as follows:

The scale of the development is too large and, with the ground level sloping towards his property, his garden will be overlooked from the windows to the rear and also from the side dormer window. Apparently the plan is incorrect in respect of the side window.

There are few dimensions on the drawings with no height given. He would anticipate that the property on the far side, Little Haven, would be overwhelmed by the proposal which is not in keeping with the street scene.

The application says that the drainage is not affected, but this could be the case with a potential large increase in occupancy. The drainage is in fact a septic tank to the front and he expressed concern about outflow from this to his property.

It was agreed that the Clerk circulates the application to Councillors for comment.

b) Fairbournes Farm

The Clerk handed out copies of pre-application plans for Fairbournes Farm. The Clerk asked that any comments Councillors wished to make should be sent to him by email.

c) Village Shop

For this item Kate Marshall declared a personal but not prejudicial interest and took part in the discussion.

The Council considered the application for a village shop at length and took into account the views expressed at the prior public meeting and also written submissions.

It was agreed that the Parish Council will support the application on the grounds that the shop is clearly an asset which the village wishes to have for social amenity reasons and that this factor overrides the disadvantage of construction in a sensitive position, even though it is contrary to the Borough Local Plan. It was acknowledged that many of the older villagers were in support of it and that this generation is in the majority in the village.

However, the Parish Council was mindful of concerns about the future viability of the shop and associated parking etc, so wished to see conditions applied as follows:

Should the venture fail as a village shop with tearoom, then the car park area must revert to agriculture.

Use of the property must be restricted to retail and an appropriate category which will cover the tearoom.

The shop must not open before 6am bearing in mind the proximity to domestic properties.

Adequate car parking is to be provided for use by the shop and tearoom only. The layby being lost in the proposal must be replaced with one further up Braishfield Road to the north of the site.

Adequate year round screening with shrubs must be provided, but maintained to a height of no more than 2 meters so as not to restrict views.

Any lighting provided must be 'down' lighting so as not to impinge on the surrounding area or adjacent domestic properties.

The Clerk was asked to circulate a draft of his letter to the Planning Authority.

70. DATES OF MEETINGS

The next meeting of the Parish Council will be held on Tuesday 7th November 2006.