

# BRAISHFIELD PARISH COUNCIL

Minutes of the Extraordinary Meeting held at the Village Hall, Braishfield  
on Wednesday 25th August 2010

PRESENT:-

Mike Prince (Chairman)  
Camilla Horton  
Mike Edwards  
Nick Virgo  
Carole Renvoize  
Dorothy Ross

Apologies for absence were received from Kate Marshall

47. OPEN PERIOD

In a short open period Rosie Groves of the Braishfield Village Association emphasised the two points in the correspondence sent to the Council by the Association. The first of these was the objection to the re-positioned driveway which would be detrimental to wildlife as the area is a Site of Importance for Nature Conservation (SINC). The second was the objection to the change of use of the barn to residential.

48. PLANNING

Hall Place

The meeting was convened to discuss three applications submitted for Hall Place:

10/01743/FULLS	Internal refit, renovation of outbuildings and barn with accommodation. Replacement greenhouse
10/01590/FULLS	Resiting vehicle access into adjacent field
10/01718/LBWS	Internal refit, renovation of outbuildings and barn with accommodation. Replacement greenhouse

The Council agreed to object to the application to change the drive access on the grounds that it would be detrimental to the wildlife in an area which is a Site of Importance for Nature Conservation (SINC) and also that the Council profoundly disagrees with the arguments given for the change. Furthermore, the application changes the use of an adjacent field into domestic use, for which there is no justification. The position of the new driveway will cause the unnecessary loss of hedgerow in what was an orchard. The site plan presented appears to change the curtilage of the site.

The main justification in the application for the change is alleged poor sightlines at the existing entrance and that the new entrance is better. In the opinion of the Council, this is certainly not the case as one cannot see round the corner down Eldon Lane from the new entrance. The existing entrance has by far the better sightlines because one can see along Eldon Lane in both directions round the bend.

Furthermore, it is very odd that the application does not show the existing access drive to the barn (for which there is an application to convert to residential) which also comes from the same

corner. The Council wondered why the applicant should want to retain one of the entrances while moving the other one for sightlines reasons.

The Council questioned the claim about what Hampshire County Council has said about safety along Eldon Lane. The reality is that, while there have been accidents elsewhere along Eldon Lane, there has been none along this particular stretch in the last 30 years, to the Council's knowledge and belief.

The Council also agreed to object to the conversion of the barn into domestic accommodation. It was concerned that the application for such accommodation has been combined with many other alterations to Hall Place, including the main building. The barn, which has been used for agricultural purposes, is a listed building in its own right, being listed separately from the main building.

The justification for the change of use is the applicant's wish to reduce the amount of accommodation in the main house. The Council considered that this is the applicant's choice and that planning policy should not be overridden by such a choice. The incorporation of domestic accommodation into a building out in the countryside is very much against planning policy SET09 3.5.16. The application fails to satisfy this clause on several points.

The Council was very concerned about the repeated admissions by the Consultants in the application that the barn would be a new dwelling with its own access (which the applicant wishes to retain in spite of wanting to move the other access for 'safety' reasons). A 'new' dwelling in this location is certainly against planning policy.

Braishfield is a rural village in which 'rural' activities take place. The Council feels that it is wrong for a horse-riding facility to be bought up and changed to residential against policy without acceptable justification. This would be a loss of amenity to the village.