

**Minutes of Meeting of  
Braishfield Parish Council Planning Committee held online  
at 7pm on Tuesday 15<sup>th</sup> September 2020**

Present:

Members of Braishfield Parish Council:

Cllr Jane Bennett, Chairman of the Parish Council

Vice Chairman of the Committee

Cllr Carole Renvoize

Cllr Sally Yalden

Cllr Peter White

Others:

Clerk: Jane Ray

Members of the public - 2

86. Apologies

Cllr Richard Brazier, Chairman of the Committee - family commitments

Vice Chairman of the Parish Council, Cllr Ian Knights - family commitments

Cllr Mark Swinstead - work commitments

87. Declarations of personal and pecuniary interests by Members

None

88. Public Participation

A parishioner mentioned his concern regarding the planning application for Fern Hill and notes that he had submitted to the council.

89. Comments on planning applications

Planning application 20/01438/FULLS

1 Hill View Road, Braishfield, SO51 0PP has been withdrawn.

Planning application 20/02037/FULLS

Single storey front and rear extension with roof terrace. Oakdene, Braishfield Road, Crookhill SO51 0QB

*"The Planning Committee agreed no objection to the application."*

RESOLVED

Planning application 20/02073/FULLS

Erection of storage barn (retrospective) Land at Fernhill Copse, Fern Hill Copse, Braishfield

*This application is inaccurate and misleading in a number of respects, in particular:*

- a) *The applicant Mr Johnston states that he is the sole proprietor of the land which includes the development site; however, Land Registry records confirm (as at 25 August 2020) that the proprietors are Trevor Lawrence Oakley and Theresa Ruth Oakley. There is no reference to Mr Johnston on the title.*
- b) *The applicant's supporting statement claims that access to the site is gained over Fernhill Lane and a track connecting that lane to the site. Fernhill Lane is a public footpath (nothing more); the applicant's title confirms that the property enjoys a right of way over the connecting track, but no substantiated evidence of additional rights e.g. for vehicles over Fernhill Lane, over and above its status as a public footpath.*

- c) *The applicant's statement claims that the building was constructed on the concrete slab laid for the building approved under permission 14/00313/AGNS. It is not in the same position as that shown on the earlier approval, so questions arise as to exactly what has been done.*
- d) *The application states that the property will drain to an existing Clearwater package sewage treatment plant. This cannot be entirely accurate, since such plants require an electricity supply, which the property does not have.*

*Apart from the above, the Parish Council has a number of concerns, as a result of which it resolved to object to this application:*

1. *Use of Fernhill Lane by vehicles has been a recurring issue in recent years. The lane is barely wide enough to accommodate four-wheeled vehicles of any kind, let alone those used for agriculture or conveying materials for storage in this building (it is not stated what the applicant wants to store in it, but it does not appear that the site, which is pasture, can generate anything to be stored there). The lane is always muddy in wet conditions by reason of a watercourse, and vehicular traffic will churn it up so as to be impassable for pedestrians*
2. *In the course of the 2014 application it was apparent that construction of a sewage plant had already commenced. It was made clear to the applicant (the above-mentioned Mr Oakley) that the permission granted for the building did not cover the sewerage plant, for which permission was required. It appears that whatever has been constructed has not been approved. The Parish Council has two concerns over this; any such plant is likely to require emptying and/or servicing, which requires further access by heavy vehicles; questions about adequate decontamination of waste cannot have been addressed, which is of concern in a Groundwater Protection Zone*
3. *It is apparent from the design of the building that it was never intended to be a storage barn. It has windows, and a toilet and cooker have already been installed. The Parish Council is concerned that this is a thinly-disguised attempt to establish a dwelling in a countryside area where the normal presumption against new dwellings would apply, making use of Class Q permitted development rights. The site is of insufficient size to justify the presence of an agricultural worker to look after it, and is unsuitable for residential use for the reasons set out in 1 and 2 above.*

*"The Planning Committee agreed to object to this application with comments"*

RESOLVED

Planning application 20/02129/TREES

Anvil Cottage, Braishfield Road, SO51 0PQ

All these trees are out of sight.

*"The Planning Committee agreed no objection to this application"*

RESOLVED

Planning application 20/02110/TREES

9 Blackthorn Close, Braishfield, SO51 0PX

It was agreed that the line of trees look oppressive and is a positive way forward to remove the middle tree.

*"The Planning Committee agreed to support this application"*

RESOLVED

90. Next Meeting

The Next Meeting will be a Parish Council, Recreation Ground and War Memorial meeting, on Wednesday 6<sup>th</sup> October 2020

Signed Chairman: \_\_\_\_\_

Date: \_\_\_\_\_