

**Minutes of Meeting of
Braishfield Parish Council Planning Committee held
at 7pm on Monday 27th September 2021**

Present:

Members of Braishfield Parish Council:

Cllr Richard Brazier, Chairman of Planning Committee

Cllr Jane Bennett, Chairman of the Parish Council

Cllr Carole Renvoize

Cllr Peter White

Cllr Sally Yalden

Clerk/RFO: Jane Ray

Ward Member: Cllr Martin Hatley

Members of the public - 11

126. Apologies

Cllr Ian Knights and Cllr Peter Quarendon due to family commitments

127. Declarations of personal and pecuniary interests by Members

None

128. Public Participation

Parishioners expressed their concerns regarding the application at Bramleys:

Emergency vehicle access/Road safety

Backland development

Commercial vehicle movement/noise/fumes

Sewage smells/drainage

Suitability as a dwelling

129. Comments on planning applications:

Test Valley Borough Council

a) 21/02628/FULLS Change of use to residential dwelling (retrospective)

Bramleys Braishfield Road Crookhill SO51 0QB

OBJECTION with the following comments on material planning considerations:

1. **Accepting the building in question was originally erected as an office, its conversion to residential is out of character with the surrounding properties/ development on Crook Hill and contravenes the VDS recommendation regarding backland development.**
2. **Having been built as an office, Bramleys does not comply with the necessary regulations required of a residential unit including insulation, ventilation and other conditions ordinarily required under building regulations. The Nationally Described Space Standard (promulgated by HM Government to replace local standards in 2016) states the smallest dwelling permitted is 37sq m. whilst Bramleys is 32sq m. In its current form we believe its change of use would cause additional harm as it is not suited for habitation.**
3. **There is no explanation why a connection to mains drainage is not to be installed, as we understand would be required for a new dwelling. This requirement is**

justified in this case by reason of existing concerns about the efficacy of the septic tank.

4. There is an access issue for vehicles using shared units (rented out for commercial use) relating to lines of sight for turning on to Crook Hill with a view to the north.
5. We would expect to see a liability for the payment of CIL / 106 monies for the Unit which will be rented out and not occupied by the Applicant / Owner.
6. The need for Nitrates mitigation, as accepted in the application, remains an outstanding issue to be resolved before any permission is given.

Finally, we would like our concerns noted that the Applicant did not make a planning application at the time of conversion which has resulted in this retrospective application.

Cllr Brazier requested that this application go to the Southern Area Planning Committee if necessary.

b) 21/02647/FULLS

Orchard Lodge, Braishfield Road, Braishfield

Installation of timber and canvas outbuilding

NO OBJECTION

130. Next Meeting

The next meeting will be on Tuesday 5th October 2021

Signed Chairman: _____

Date: _____