

**Minutes of Meeting of
Braishfield Parish Council Planning Committee held in The Village Hall
at 6.30pm on Thursday 27th April 2023**

Present:

Members of Braishfield Parish Council:

Cllr Richard Brazier, Chairman of the Planning Committee Clerk/RFO: Jane Ray

Cllr Jane Bennett, Chairman of the Parish Council

Cllr Ian Knights

Cllr Michael Stubbs

Ward Member:

Cllr Peter White

Cllr Sally Yalden

Members of the public - 5

136. Apologies

Colin Holyoake due to other commitments.

137. Declarations of personal and pecuniary interests by Members

None

138. Public Participation

None

139. Comments on planning applications:

Test Valley Borough Council

a) **23/00881/VARS Land adjacent to 6 Megana Way, Braishfield**

COMMENT:

As previous submission re concerns over choice and style of materials for roofing and use of non-reflective materials.

b) **23/00988/FULLS Woolley Green Farm, Dores Lane, Braishfield**

OBJECTION:

1. The site and the positions of the 2 double story houses are situated in a Countryside location as defined by the TVBC Local Plan. In this instance a Countryside location as stated by TVBC in their Pre-App correspondence is not considered appropriate in any shape or form for open market housing other than that demonstrated by the Class Q consents.
2. No policy in the RLP would allow the development in principle.
3. The existing planning consent to convert the redundant barns into 2 residential units on similar footprints works as it saves the buildings from further deterioration and does not encroach into the countryside.
4. The above consents are low key and sit discreetly within the surrounding area and is not intrusive.
5. The application shows 2 dwellings much larger in scale that would impact on the character of the surrounding landscape.
6. In fact plot 2 which is positioned some way from the current footprint will impact on the adjacent section of the Monarchs Way which in itself is an important a very historic footpath.
7. In addition, properties on Dores Lane will be impacted and plot 2 in particular will draw attention to the site and spoil the countryside view which exists at present. It will be intrusive.

8. The scale of both plot 1 and 2 being 2 storey and incorporating a lot of glass would not sit comfortably and not integrate with the rural, agricultural character of the surrounding area.
 9. Size of gardens are well in excess of those planned for the Class Q prior approval.
 10. The choice of external materials – metal roofs, timber boarding and a lot of glazing have no relationship to any of the existing buildings.
 11. Separate garage blocks and a glazed link just add further issues.
 12. Refurbishment of the existing units in brick and tiled / slate roofs would relate to adjacent properties better.
 13. The proposed development would cause significant harm to the coherence of the ecological network as identified in the ecological assessment report. It would cause loss or deterioration of the habitats identified in the report which includes habitats considered to be of local value to various protected species, resulting in a net decrease in biodiversity. The application has not provided adequate information on the measures to safeguard protected species. **ACTION: Cllr Jane Bennett to highlight sections in the VDS that support the points made.**
- c) **23/01013/TREES Pond, Cottages, Braishfield Road, Braishfield**
NO COMMENT
- d) **23/00964/OUTS Kings Chase South, Land South of Ganger Farm**
OBJECTION:
1. The site is not designated as part of the Test Valley Adopted Local Plan 2011-2029. There was never mention of a “Phase 2” This application should be part of the Local Plan process and assessed against local housing need.
It is also understood that the site is designated as green field / countryside.
 2. Local infrastructure – the road network is already overburdened. A full assessment of capacity is required to include a review of the traffic from the proposed development that will converge on the Botley Road and Plaza roundabouts which are already overloaded. This does not appear to be considered by the applicants' traffic submission and needs a full assessment including safety implications. The impact of 600 homes in total being part of this development with sports facilities and allotments, would lead to >5,000 additional vehicle movements a day on Jermyns Lane and subsequently through the village of Braishfield as a potential shortcut to Stockbridge and Andover. The road north of Braishfield is narrow with blind bends, and not suited to commuter traffic.
 3. Acceptance of this application would result in further pressure on water resources and sewerage requirements which need to be addressed before this application is considered.
 4. The infrastructure of Romsey is under pressure now and this will increase problems for our parishioners accessing doctor/dentist appointments.
140. Next Meeting
The next meeting will be a full Council meeting on Thursday 18th May 2023

Signed Chairman: _____

Date: _____