

Minutes of an Ordinary Meeting of Braishfield Parish Council
Held in the Village Hall on 13th October 2025 7.30pm (19.30 - 21.00)

Present

Members of Braishfield Parish Council:

Chairman Cllr Jane Bennett
Vice Chairman Cllr Ian Knights
Cllr Julie Benson
Cllr Richard Brazier
Cllr Tom Sebrell
Cllr Michael Stubbs
Cllr Sally Yalden

Others:

Clerk/RFO: Jane Ray
Ward member: Cllr Sally Yalden
Members of the Public: 38

2932 Apologies

Malcolm Ayres due to other commitments.

2933 Members' Interests in the Business for the Meeting

None

2934 Accuracy of Minutes

The Council agreed the accuracy of the Minutes of the Council Meeting of 2nd September 2025

2935 Public Participation

All here for planning items

2936 Correspondence

Multiple responses to Bargate Developer consultation

2937 Chairman's Report

a) Welcome to Braishfield School Head Teacher - Natalie Aldred

b) Borough Councillor's Report

Enforcement cases: There are currently 4 open alleged planning breaches

Cllr Community Grant - £1170 still available - applications welcome

Romsey Police Station - not suitable to reopen

Post Office in Romsey - will remain open

TVBC Motion - will go to TVBC re better control of speculative applications

2938 Planning Decisions:

a) 25/01870/TREES Willow Trees, Braishfield Road - no objection

b) 25/02053/TREES Cherry Hill, Braishfield Road - no objection

2939 Planning Applications TVBC:

a) 25/02222/DEMS Pucknall Farm, Dores Lane

Application to determine if prior approval is required for proposed demolition of barn **OBJECTION**

1. There is limited planning justification to demonstrate the necessity of demolition vs repair, reuse or agricultural retention.

2. There's no structural, heritage or visual impact assessment to justify removal.
3. The loss may alter the rural character or form of the farm.

b) 25/02209/PDQS Pucknall Farm, Dores Lane

Application to determine if prior approval is required for a proposed change of use of agricultural barn to 6 dwellings **OBJECTION**

1. The planning justification is insufficient to demonstrate lawful agricultural use.
2. The extent of domestic alterations and number of dwellings would suburbanise this rural site and conflict with countryside protection policies.
3. It risks setting an undesirable precedent for piecemeal residential conversion of Pucknall Farm.
4. The applicant claims long-term agricultural use, but the site is dominated by equestrian and commercial uses with numerous permissions granted for stables and equine rehabilitation.
5. Village Design Statement:
Page 17 refers to Open Spaces
G2 - All open spaces are very important to the setting and character of the village and need to be protected to preserve its historic character.

Page 32

2. All sit comfortably in their setting and alongside their adjacent more established hamlet properties.

Any alterations, conversions and new build should not give the feel of overcrowding and should aim to maintain that balance.

Each site or property will produce a slightly different challenge but in order to preserve the very special look and feel of Braishfield, the developer should aim to ensure that what they propose will fit in seamlessly with the immediate setting, street- scene and surroundings.

Any development should only affect a slight shift in village design and not that generated by a cut and paste type development.

c) 25/00422/FULLS 1 Hill View Road

Changes to the boundary **OBJECTION**

d) 25/00420/FULLS Land adjacent to 1 Hill View Road

Changes to the boundary **OBJECTION**

1. We are now more comfortable with the current size as chalet bungalows of both units.
2. However the unit opposite the VH would suit the street scene and its relationship to Chapel Close bungalows if it was a smaller and lower roof line in design.
3. As to the corner plot much as Highways appear to be happy we see the carparking arrangement as unsatisfactory as the vehicle will have to back out onto the road which is close to a blind junction.
4. We are pleased to see the external boundaries are hedging and would like the common boundary between the units to be similar. All min height of 2m +.
5. We may wish to discuss the materials to ensure they comply with the VDS.

6. We want to ensure any overlooking over adjacent properties is minimized by retaining velux windows and the use of obscure glazing.
7. We would like to see permeable material used for the parking areas.
8. Frequent on road parking on the other side of Braishfield Rd would mean the unit opposite the Village Hall create a danger.
9. We are disappointed the units are being built to sell and not retained by Aster for rent as we have the need for locals in this regard.
10. We need details of 106 and / or CIL contributions to be included in legal agreements. Please provide drafts.

- e) 25/02170/FULLS Land adjacent to The Wheatsheaf
Erection of 9 dwellings with associated access, parking and landscaping

OBJECTION

The site is in Countryside, outside the Settlement boundary and in a Conservation area.

1. It chips away at Braishfield's hamlet pattern.
2. It uses the wrong access strategy.
3. It removes the rural buffer by the Wheatsheaf.
4. A new separate access on Braishfield Road entails hedgerow removal.
5. No landscape and visual assessment - especially needed in a conservation area.
6. The VDS expects new buildings to blend with the street scene. The designs are bland and do not seem to reflect VDS's style and features. The design quality doesn't reflect local form required by the VDS.
7. Given the Revised Local Plan and multiple speculative schemes, concern about traffic volumes at current levels and protecting the fragile rural lane network.

2940 Update on:

- a) Next steps with Bargate Developers - more information will be presented at a public meeting on 29th October at 7pm
- b) Land adjacent to Social Club on Common Hill Road up to 40 dwellings - the planning consultant has been in contact and is willing to have an open meeting. Waiting for more information.
- c) Land behind Social Club approx 1 acre adjacent to Briarsgate site - as above
- d) Neighbourhood Development Plan - The committee has requested a housing needs survey from TVBC **APPROVED**
- e) Planning Enforcement - no further update

2941 To Approve: payment to Mark Sennitt for Land Registry research **APPROVED**

2942 Update on:

- a) Car park resurfacing - TVBC requested more information which has been submitted - waiting for TVBC to approve grant contribution
- b) Village Pond - 1 quote has been received re possible work
ACTION: Clerk to contact Sparsholt College for help
- c) Beat Surgery - potentially a one-off Sunday session
ACTION: Cllr Yalden to contact The Pantry

2943 Clerk's Report

- a) Payments
 - £816.83 Jane Ray - Salary
 - £8.28 Jane Ray - Mileage
 - £90.00 Mike Ray - Speed radar movement
 - £22.70 Peter Quarendon - NDP website
 - £5.49 Jane Ray HP Printer Ink
 - £134.40 Mark Sennitt Land Registry research
- b) Pre-authorised payments made between meetings
 - £116.20 Test Valley Maintenance
 - £42.00 TVBC Green Waste Collection
 - £139.39 Defib Pads
 - £60.00 CPRE Registration Fee
 - £96.50 Misra Ltd printing
 - £35.00 Braishfield War Memorial
- c) To Approve: Illegal Encampment Policy **APPROVED**

2944 Youth Forum

Event took place on 6th September 2025 with 7 young people from the village.

ACTION: A few of the group will attend the November meeting to present their ideas

2945 Fly Tipping

Frequently reported on outskirts of the village on Murdon Castle Lane

ACTION: Clerk to contact Winchester City Council

2946 Matters for Agenda at Subsequent Meeting

All carry forward items

2947 Next Meeting

The next meeting will be held on 4th November 2025

Signed Chairman: _____

Date: _____