

**Minutes of Meeting of
Braishfield Parish Council Planning Committee held in The Village Hall
at 3.30pm on Tuesday 20th January 2026**

Present:

Members of Braishfield Parish Council:

Clerk/RFO: Jane Ray

Cllr Jane Bennett, Chairman of the Parish Council

Cllr Richard Brazier, Chairman of the Planning Committee

Cllr Ian Knights

Cllr Sally Yalden

Ward Member: Cllr Sally Yalden

Members of the public: 46

147. Apologies

Cllrs Michael Stubbs, and Tom Sebrell due to other commitments.

148. Members interests in the business for the meeting

None

149. Public Participation

None

150. To Discuss:

a) objection proposal from Steve Tilbury Planning Consultant **APPROVED (document attached)**

b) report from Feria Urbanism - information to be added into objection **(document attached)**

c) proposal to hire Railton TPC Ltd for a transport survey - **APPROVED**

151. To decide comments for Test Valley Borough Council on the following applications under the Town and Country Planning Act 1990:

a) 25/03028/OUTS – Braishfield Road

Residential development of up to 60 dwellings including affordable housing with access onto Braishfield Road, open space, parking and sustainable drainage system

OBJECTION – document attached

b) 25/02989/PDQS – Pucknall Farm, Dores Lane, Braishfield

Application to determine if prior approval is required for a proposed change of use of agricultural buildings 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. VDS -

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) 25/01839/OUTS – Choice Plants, Stockbridge Road, Timsbury

Outline planning application (all matters reserved excluding access) for the removal of buildings and redevelopment of site for up to 60 residential units

OBJECTION

1. The application is not in compliance with adopted TVBC Local Plan (2016)

The site is in the countryside and development would be contrary to the current adopted Local Plan and to the Draft Revised Local Plan (2042).

2. Housing development on this site would not be sustainable

i. Although there is a school bus service on weekdays in term-time, the settlement is not served by public transport.

ii. There are no safe walking or cycling routes into Romsey, the nearest centre for most services and amenities. Residents are almost wholly dependent on private car use to access essential services.

3. Loss of a Valuable Employment Site

Developing this site for housing would require a change of use.

4. The size and density of the proposed development

A development of up to 60 houses, built within 5 years, would be disproportionate to the size of the existing settlement, representing an increase of about 17% in housing numbers, and potentially more in terms of population increase.

5. The site location relative to the settlement

The site is separated from the village settlement and would have the appearance and character of a closed and inward-looking separate community. This physical separation

would not be conducive to developing social cohesion and building an inclusive and thriving rural community.

6. There are concerns regarding surface water drainage for the site. Both the Local Lead Drainage Authority and the Environmental Agency have objected on the basis that the application has failed to demonstrate that there is a viable surface water drainage strategy for the site. The proposal to utilise the existing ditches is not acceptable.

d) 25/02035/OUTS – Land south of Manor Lane, Timsbury

Development of up to 41 dwellings with all matters reserved except access

OBJECTION

1. The application is not in compliance with adopted TVBC Local Plan (2016)
The site is in the countryside, outside the defined settlement boundary, where housing development is permitted only in specific situations (Local Plan Policy COM2) which do not apply here.
2. Housing development on this site would not be sustainable
 - i. Although there is a school bus service on weekdays in term-time, the settlement is not served by public transport.
 - ii. There are no safe walking or cycling routes into Romsey, the nearest centre for most services and amenities. Residents are almost wholly dependent on private car use to access essential services.
3. The size and density of the proposed development
Development of up to 60 houses, built within 5 years, would be disproportionate to the size of the existing settlement, representing an increase of about 17% in housing numbers, and potentially more in terms of population increase. This increase would risk undermining community cohesion and amenity.
4. The Applicant's Design and Access Statement
The applicant does not explain how the proposal addresses the need for new housing in Timsbury, which is defined in the 2025 Housing Needs Survey
5. There are concerns regarding surface water drainage for the site - awaiting response from HCC (Flood Authority)

152. Next Meeting

The next meeting will be a full Council meeting on Tuesday 3rd February 2026

Signed Chairman: _____

Date: _____