

# SPARSHOLT PARISH COUNCIL

## Minutes of the Meeting held in the Memorial Hall on Thursday 30 December 2021

This extraordinary meeting was called to discuss the planning applications for the redundant Lower Barns at Church Farm.

Cllr Sue Wood (Chairman)	P
Cllr John Little (Vice-Chairman)	P
Cllr Sue Annesley	
Cllr John Cooper	
Cllr Andrew Osmond	P
Cllr Nigel Reid	P
Cllr Sue Wakefield	P
Cllr Lynne Gibson	Observed and commented by Zoom
Cllr David Brown	P

P = present at the meeting

In attendance Nicky Breen Clerk, Chris Rees from Alfred Homes, four members of the public

The Chair welcomed the members of the public to the meeting and introduced Chris Rees from Alfred Homes.

### 21/22 – 063 Apologies: To receive apologies and approve reasons for absence.

Cllr Annesley and Cllr Cooper had sent their apologies prior to the meeting.

The Chair highlighted that while Cllr Gibson attended by Zoom she would not take part in any decision making or voting at the meeting to avoid it becoming a hybrid meeting which is not allowed under current legislation.

### 21/22 - 064 Declarations of Pecuniary Interests (DPI's) and Other Significant Interests (OSI's) from members concerning specific items on the agenda.

Cllr Wakefield as owner of a neighbouring property and Cllr Osmond as a previous tenant of Church Farm barns and continues to farm the surrounding area.

### 21/22 – 065 Public Session

The four members of the public present voiced their concerns about planning applications 21/02989/PNACOU and 21/03003/PNACOU. Chris Rees noted the comments and addressed them once all the members of the public had spoken. Points raised:

- Increase in the volume of traffic along Woodman Lane and the possible safety implications.
- The splay of the Church Lane junction with Woodman Lane – visibility concerns and concerns about two cars being unable to pass each other at the entrance to Church Farm Road.
- Passing places on the single track road Church Lane.

### 21/22 – 066 Planning

Councillors discussed planning applications 21/02989/PNACOU and 21/03003/PNACOU.

The following comments regarding the 2 applications were sent to the planning department on 4th January 2022.

18/11/2021	21/02989/PNA COU	Church Farm Woodman Lane	Conversion of existing agricultural building to Office (Class E)	Current
<p><i>Sparsholt Parish Council held an extraordinary meeting on Thursday 30<sup>th</sup> December to which a small number of residents who live very close to the site attended and expressed their views on this application and a further application 21/03003/PNCOU. The Parish Council support the application 21/02989/PNACOU. This is on the basis of our understanding that at this stage the applicant is only applying for a change of use in respect of conversion of an agricultural barn from agricultural use to business use under class R and that a subsequent application will be made in respect of any building works on the site in order to create a building suitable for occupation by a business and that at that stage there will be a further opportunity for the Parish Council to make comments.</i></p> <p><i>Councillors and residents were in agreement that the main issue with this application is a Highways one. Although Highways have used the TRICS tool to assess the traffic movements we believe that this should not be the only Highways tool used in this particular assessment. The entrance to Church Farm Road is just past a sharp bend and cars queuing to either enter or exit the lane are potentially at risk of being involved in or causing a serious accident. We are asking that Highways do a manual observation of the area at rush hour and not just rely on the TRICS calculation tool.</i></p> <p><i>Although in 2015 improvements were made to the splay at the entrance to Church Farm Road the case officer then found it to be acceptable for the development of the 7 recently approved new build properties. The Parish Council's view is that we still do not feel that there is enough space at the entrance to the road for 2 vehicles to pass each other. Stopping on Woodman Lane to allow the exit of a vehicle onto Woodman Lane is a potential hazard.</i></p> <p><i>Sparsholt is a small village with single track roads, no footpaths and no street lighting. Sparsholt is a rat run for traffic particularly in the mornings between 7.30am to 9.15 am with parents delivering children to the school, students driving to Sparsholt College and commuters by-passing central Winchester to access their place of work north of the City. TRICs is a desk based exercise that bears no relation to the particular situation in this village. The Parish Council believe that the case</i></p>				

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officer should satisfy herself that there is no additional risk to residents and vehicles and confirm that Highways will be consulted to see if any further safety measures can be undertaken.

When the application for the Upper Barns was submitted (20/01274/FUL) the Parish Council raised the same concerns outlined above to ensure vehicles entering and leaving the lane do so in a safe manner. To date we have received no response to this request.

This application potentially will generate a substantial increase in traffic movements as the application shows many parking spaces for office staff. The agent for the applicant (present at the meeting) tried to assure us that many staff work from home during the current COVID crises but could not allay fears for the future. The Parish Council would also like other conditions to be applied should approval be given:

1. The right of way for pedestrians and cyclists crossing the road from the footpath in the immediate vicinity of the development to access other footpaths needs better signage as currently it is not visible to drivers.
2. Sparsholt is a dark village and as such no street lighting or permanent lighting should be allowed. Any detector or security lighting should be projected downwards.

18/11/2021	21/03003/PNA COU	Church Farm Woodman Lane	Conversion of two agricultural buildings to form three dwelling houses.	Current
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Sparsholt Parish Council held an extraordinary meeting on Thursday 30<sup>th</sup> December to which a small number of residents who live very close to the site attended and expressed their views on this application and a further application 21/03003/PNCOU. The Parish Council by a majority supports the application 21/03003/PNCOU as it would improve the visual appearance of the site and provide the village with smaller residential units and an opportunity for residents who seek to downsize and wish to stay in the village. We are of the opinion that the case officer will need to satisfy herself that the application meets the policy requirements for approval. In particular the Parish Council believes that the case officer should satisfy herself that the application meets the principles

Applied by the Inspector in Appeal decision AAP/L1765/W/19/3228013 made on 8<sup>th</sup> August 2019 in respect of Bluebell Farm in which the distinction between a "conversion" and a "rebuild" involving "extensive building works" was clearly set out.

I There are reservations on this application which are detailed below.

Councillors and residents were in agreement that the main issue with this application is a Highway one. Although Highways have used the TRICS tool to assess the traffic movements we believe that this should not be the only Highway tool used in this particular assessment. The entrance to Church Farm Road is just past a sharp bend and cars queuing to either enter or exit the lane are potentially at risk of being involved in or causing a serious accident. We are asking that Highways do a manual observation of the area at rush hour and not to just rely on the TRICS calculation tool.

Although in 2015 improvements were made to the splay at the entrance to Church Farm Road the case officer then found it to be acceptable for the development of the 7 recently approved new build properties. The Parish Council's view is that we still do not feel that there is enough space at the entrance to the road for 2 vehicles to pass each other. Stopping on Woodman Lane to allow the exit of a vehicle onto Woodman Lane is a potential hazard.

Sparsholt is a small village with single track roads, no footpaths and no street lighting. Sparsholt is a rat run for traffic particularly in the mornings between 7.30am to 9.15am with parents delivering children to the school, students driving to Sparsholt College and commuters by-passing central Winchester to access their place of work north of the City. This is repeated at the end of the day. TRICs is a desk based exercise that bears no relation to the particular situation in this village. The Parish Council believes that the case officer should satisfy herself that there is no additional risk to residents and vehicles and confirm that Highways will be consulted to see if any further safety measures can be undertaken.

When the application for the Upper Barns was submitted (20/01274/FUL) the Parish Council raised the same concerns outlined above to ensure vehicles entering and leaving the lane do so in a safe manner. To date we have received no response to this request.

This application potentially will add to the increase in traffic movements and should be taken into consideration with application 21/0289/PNACOU.

The Parish Council would also like other conditions to be applied should approval be given:

1. The right of way for pedestrians and cyclists crossing the road from the footpath in the immediate vicinity of the development to access other footpaths needs better signage as currently it is not visible to drivers.
2. Sparsholt is a dark village and as such no street lighting or permanent lighting should be allowed. Any detector or security lighting should be projected downwards.

The meeting closed at 8.35pm. Next meeting Thursday 20 January 2022.