

SPARSHOLT PARISH COUNCIL

Minutes of the Meeting held in the Memorial Hall on Thursday 17 February 2022

Cllr Sue Wood (Chairman)
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 P
Cllr David Brown P
P = present at the meeting

In attendance Nicky Breen Clerk, City Cllr Horrill, four members of the public for item 076.

- 21/22 – 074 Apologies: To receive apologies and approve reasons for absence.**
Cllr Sue Wood, Cllr Annesley and Cllr Cooper had sent their apologies prior to the meeting.
Cllr Little chaired the meeting.
- 21/22 - 075 Declarations of Pecuniary Interests (DPI's) and Other Significant Interests (OSI's) from members concerning specific items on the agenda.**
Cllr Brown declared in interest in planning application 21/02824/FUL.
- 21/22 – 076 Public Participation**
This item was brought forward on the agenda at the request of the vice-chair.
Three of the members of the public were at the meeting to discuss the retrospective planning application 21/02824/FUL. A representative from Pro Vison outlined the project. The site was acquired in 2017, primarily because of the outbuildings. These were in a bad state of repair and were replaced, without planning permission, with structures with an increased footprint of 25%. He and the landowner answered the questions put forward by the councillors. They then left the meeting.
The fourth member of the public outlined their planning application 21/02764/HOU and answered questions concerning the application from councillors. He then left the meeting. Ref 21/22 – 80.
- 21/22 - 077 Minutes of Meeting of 20 January 2022**
- **To approve and sign the minutes**
These were approved and signed by Cllr Little.
 - **To deal with any matters arising not on the agenda**
There were no matters arising.
- 21/22 - 078 Matters arising from meeting held on 18 November and 30 December 2021 which are not on the agenda**
There were no matters arising that were not on the agenda.
- 21/22 – 079 Affordable Housing Update/Parking Consultation**
Cllr Horrill informed councillors that there is a new officer overseeing the resident car parking scheme for Woodman Close. They are to review the plans and, after visiting the site along with Cllr Horrill and Gillian Knight (WCC), hold another public meeting.
- 21/22 – 080 Planning (see below)**
- To review and comment on planning applications
David Killeen, Chair of Hursley Parish Council had approached the Chair for her support and addition of her signature to a letter he had compiled to send to Adrian Fox (WCC) and the Hampshire Chronicle, concerning the lack of diligence in the progression of the Winchester Local Plan. Councillors approved the proposal to add Sue Wood, Chair of Sparsholt Parish Council, to the list of signatories on both letters.

New Applications

07/02/2022	21/02764/HOU	West Cottage Sarum Road Winchester SO22 5QS	Rear Extension	Current
<i>Sparsholt Parish Council supports the application</i>				

SPARSHOLT PARISH COUNCIL

02/11/2021	21/02824/FUL	Watley Farm Locks Lane Sparsholt Hampshire	Change of use of an existing equestrian building to a workshop and associated alterations; demolition of 4 no. redundant equestrian buildings; erection of 4 no. replacement buildings comprising classic car storage, storage for site management equipment and machinery, stables, equine storage; landscaping; access improvements; and associated works	Parish council extension to comment 18 February
------------	--------------	---	---	---

The following comment would be submitted:

Sparsholt Parish Council OBJECT to this retrospective application for the following reasons: Failure to comply with policy MTRA4 We would have had no objection to the renovation of the buildings on the same footprint and at the same height. However, when establishing a new business in the countryside it must comply with MTRA4 Development in the Countryside. In the local plan part 1 there are 4 situations in which the local planning Authority will permit development: A) A development which has an operational need for a countryside location, such as for agriculture, horticulture or forestry; or B) Proposals for the reuse of existing rural buildings for employment, tourist accommodation, community use or affordable housing (to meet demonstrable local housing needs). Buildings should be of permanent construction and be capable of use without major construction; or C) Expansion or redevelopment of existing buildings to facilitate the expansion on-site of established businesses or to meet an operational need, provided development is proportionate to the nature and scale of the site, its setting and countryside location; or D) Small scale sites for low key tourist accommodation appropriate to the site, location or setting. Development proposed in accordance with this policy should not cause harm to the character and landscape of the area or neighbouring uses, or create inappropriate noise/light and traffic generation. WCC Pre application advice suggests that ONLY the reuse of Building A, if it provides employment, could be supported under policy MTRA4B providing major reconstruction is not required. Major reconstruction, involving demolishing all of the walls and extending the footprint to the rear, has already taken place and therefore the development fails to comply with MTRA4 policy. MTRA4 does not permit development to facilitate the expansion of an off-site business which would be new to the site unless the business has an operational need for a countryside location. Redevelopment and reuse of buildings B and C are NOT supported under any of the paragraphs in MTRA4. Redevelopment of buildings D and E might in theory fall within MTRA4C. However, the applicant has stated that he has no plans to extend the existing equestrian business and no case has been shown that there is a need for additional buildings. Redevelopment of buildings D and E are therefore not supported by policy MTRA4. Conditional Approval If WCC are minded to accept building A (and/or any other building) as complying with MTRA4 then we would request that conditions are applied to limit any harm from traffic movements, noise, light pollution and the use of noxious chemicals such as paint sprays. • Any use of the approved building must be personal to the applicant. • Hours of operation be controlled. • Measures to control noise and smells be applied. • All work to be done to be confined to the workshops and the doors kept closed. • There be no external lighting except downward security lighting. • The number of vehicles accepted on the site at any one time for repair and restoration be limited. • Activity be limited to the restoration of cars and to no other activity to take place. • There be no retail viewing and purchasing or sales of cars on the premises. Other OBSERVATIONS NPPF – The applicants planning statement 5.10 refers to decisions to allow “sustainable growth and expansion of all types of business in rural areas etc. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas ---etc.” This application has no benefit to the community and therefore these remarks do not apply. By using this statement once again it implies that this is a commercial business enterprise and as such should adhere to the pre-application advice of providing a business case to justify the need for the commercial uses. Biodiversity – Did the applicant take professional advice on bat roosting potential in the demolished barns as would have been required were this not a retrospective application? Trees – Did the applicant seek professional advice prior to removing dead trees and hedgerow as would have been required were this not a retrospective application? Where is the proposed tree and hedgerow plan? The Parish Council believe this would have discussed with the WCC landscape team were this not a retrospective application. If the Case Officer is minded to approve, the Parish Council would like this application to go to the planning committee where our concerns might be further discussed

Current Applications

29/10/2021	21/02640/FUL	13 & 14 Woodman Close Sparsholt	Erection of additional residential accommodation on land to the rear of no.13 & 14 Woodman Close consisting of 2no. detached 2 Bedroom Bungalows & 3no. 1 bedroom terraced houses	Current
12/11/2020	20/02491/LDC	Greenacre Caravan Park Stockbridge Road Sparsholt	Caravan Site	Current

SPARSHOLT PARISH COUNCIL

Recent Decisions

23/11/2020	20/02598/FUL	Crabwood Vale Farm Sarum Road	Replacement 5 no. bedroom dwelling and associated landscaping - renewal of 17/01493/FUL	Permitted
------------	--------------	-------------------------------------	--	-----------

- To note any enforcement matters
None

21/22 – 081

Events and Organisation

- Confirm date of Village Clean-Up – 26 March
This date was agreed. Cllr Little is to approach Idverde to ascertain whether it is possible to use their services for certain stretches of road. **Action : Cllr Little**
- Annual Parish Meeting Wednesday 20 April
The annual meeting is to be held in the main hall on 20 April.

There being no further business the meeting closed at 8.50pm. Next meeting Thursday 17 March 2022.