

Minutes of the Planning Committee Meeting of the Parish Council Wednesday 3rd February 2021

Virtual Meeting - Zoom

Committee: Councillors: Mary Court (chairman); Philip Bamborough; David Allen; John Barber; Barbara Manuel; Andrew Parry; Diana Penwill; Lynda Price; Tom Wilson

Present: Councillors: Mary Court (planning Chair); David Allen; Barbara Manuel; Andrew Parry (DC); Lynda Price Tom Wilson

In attendance: Linda Leeding (Clerk); 2 members of the public

1. APOLOGIES

Councillors: Philip Bamborough; John Barber; Diana Penwill

2. DECLARATIONS OF PECUNIARY INTEREST

None.

3. APPLICATIONS TO BE CONSIDERED:

The Clerk invited the public to join the meeting and asked if they wished to make comment, but refrained. The Chairman asked for members agreement to change the order of discussion. Agreed.

[3/20/1511/HOU](#) [92 DUDSBURY ROAD, WEST PARLEY](#)

Proposal: First floor rear extension as amended by plans received 25 November 2020

The proposal was previously discussed in November 2020 when Council objected to the bulk and scale of the development. Members noted the amended plans and welcomed the removal of the Juliette Balcony and second storey. The member of the public was invited to comment on their knowledge of the proposal and impact on the neighbouring property. Despite the amendments, members felt the apex roof remained high and dominant from the neighbouring property; that the issue of bulk remains and general overdevelopment of the site. It is on these grounds that Council wish to submit an objection to the proposal. (vote 4 in favour)

The members of the public left the meeting.

[20/2061/FUL](#) [135-137 CHRISTCHURCH ROAD, WEST PARLEY](#)

Proposal: Demolition of the existing buildings and construction of nine homes (comprising six apartments two houses and one chalet bungalow) with associated parking, access and landscaping

Members discussed the amended plans and are unwaveringly of the opinion that this remains overdevelopment of the site; detrimental to the street scheme; out of character; and would set a precedent to other properties. The Chalet bungalow, whilst an improvement on previous proposals, still remains dominant to the neighbouring single storey property. Council wish to bring to the Case Officer's attention that not only is this plot on a higher elevation to 133 Christchurch Road, the elevation from the road onto the plot itself is significant. Thus making a 3 storey proposal completely unfeasible. The 2 semi-detached houses are squeezed into the plot to further add to the bulk and over development. Members were also extremely concerned about the impact of the

development on the trees on the site, and would wish to see no loss of trees, now or in the future. As per previous applications, the highways issues are of paramount concern. Linden Road is narrow and joins Christchurch Road on the apex of a hill, near a bend which makes visibility exiting and entering Linden Road very difficult. On this narrow road parked cars can pose issue for emergency vehicles and this proposal would undoubtedly cause roadside parking, given the spaces available on site. Therefore, by unanimous agreement Council wish to submit a very strong objection on the grounds of overdevelopment, bulk, detriment to the street scene, out of character, proximity of the chalet bungalow to the existing bungalow; potential need for removal of established trees. Council would also ask that the case officer visit the site to fully understand the impact of the elevations both on site and with neighbouring properties.

If the case officer was minded to approve, Council ask that this be referred to Planning Committee. In addition, that conditions are added to include yellow lines at the junction of Linden Road with Christchurch Road, with white lines extending along one side of Linden Road. Further, that all site traffic is parked within the site during construction, to avoid disruption to residents. (vote 4 in favour)

[3/20/2233/FUL](#) [17 CHINE WALK, WEST PARLEY](#)

Proposal: Demolish existing dwelling and erect a 4no bedroom, two storey dwelling

Members discussed the application and felt strongly that the proposal was completely out of character for Chine Walk and especially because this property has a prominent location within this Special Character Area of the village. Council is of the opinion that the proposed design would have a detrimental effect on the street scene and would set a precedent, which would change the street's character completely. (vote 4 in favour)

With no further business the meeting was closed at 21:01hrs.