

MINUTES
of the EXTRAORDINARY MEETING of
FROYLE PARISH COUNCIL
held in Scribeland Farm Office, West End Farm, Upper Froyle,
on Monday 4th February 2013 at 7 pm

Present:

<i>Parish Council:</i> Mr. D. Collingborn Mr. M. Cray Mr. I. Deans Mr. T. Goodsell Miss J Gove Mr MJ Wells Mr. N. Whines	<i>Clerk:</i> <i>Others:</i> 1 members of the public Dist. Cllr. G. Watts
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ITEM 1 APOLOGIES FOR ABSENCE

Mr. S. Lloyd

ITEM 2 MINUTES OF THE PREVIOUS MEETING

063 12-13 It was **RESOLVED** that the minutes of the meeting of the Parish Council held on 28th January 2013 be accepted as a true record.

ITEM 3 MATTERS ARISING FROM PREVIOUS MEETINGS

28th January 2013

Item 3

372 HALC: Localisation of **Council Tax** Support.

373 HCC: 22111/031 **West End Farm**, Change of use from importation, short term storage, shredding and distribution of green waste for use as a soil improver for agricultural to a waste wood shredding operation. Regulatory Committee Wednesday 13 February 2013.

All items had either already been reported, dealt with, pending or were discussed below.

ITEM 4 PLANNING MATTERS

4.1 Planning Applications

4.1.1 326 20107/063 Treloar College, Ryebidge Lane, UF, DEMOLITION OF FORMER SCHOOL CLASSROOMS, STUDENT ACCOMMODATION, VARIOUS EXTENSIONS, OUTBUILDINGS AND ASSOCIATED STRUCTURES.

4.1.2 345 20107/062 Treloar College, Ryebidge Lane, UF, Conversion of **Gaston House** to country club hotel including part demolition of classroom block, demolition of flat roofed single storey outbuildings and replacement with single storey bedroom wing, alteration and extension to **Jephson House** to form three dwellings and village shop following demolition of flat roofed extensions. Internal and external alterations to allow conversion of **Manor House annexe** to dwelling, internal and external alterations to allow conversion of **Manor House Barn** to single dwelling. Single storey extensions to **Manor House North** and **Manor House South**. Internal and external alterations to allow conversion of **Burnham Place** to form fifteen dwellings and two apartments.

4.1.3 354 20107/061 Treloar College, 40 dwellings and 1 apartment with associated parking, garaging and access roads; conversion of **Burnham Place** into 15 dwellings and 2 apartments; single storey extensions to **Manor House North** and **Manor House South**; conversion of **Manor House Annexe** to single dwelling; conversion, alteration and extension of **Manor House Barn** to form single dwelling, change of use; alteration and extension to **Gaston House** to form Country Club Hotel with apartments above including part demolition classroom block and demolition of single storey outbuildings and replacement with single storey pitched roof bedroom wing; conversion alteration and extension to **Jephson House** to form 3 dwellings and village shop following demolition of flat roofed extensions.

The planning committee presented their preliminary findings on applications 061 and 062:

Design

It was agreed that EHDC would be asked to obtain an independent assessment of the development by a Design Panel.

A 3D computer model presentation would assist understanding how the site would appear at ground level. Materials are missing from some plot detail drawings. Ideally, they should be approved before planning permission is granted. Houses in character area 4, Manor House walled garden, seemed inconsistent in style and it was felt plot 35 would be too overbearing to the listed wall. There were no details of plot 33, and plots 40 & 41 appeared to have very little natural light.

Landscape impact

Verified views, especially from the south and east, were required to show before and after views of the development. No comparative drawings of roof heights had been found in the submission, but it was understood that the proposed roof height of the buildings around the south east corner of the site would be higher than the existing buildings. This, together with their position being forward of the existing buildings would have a significant impact on the landscape setting, in contravention of the development guidelines.

Lighting

The effect on the landscape would be exaggerated at night, and would be increased if accommodation were extended into the roof space with rooflights.

Low level lighting on roads and paths is not necessary.

Light from the site as a whole would be more noticeable than during its previous use.

Covenants on the houses, restricting use of outside security lights and rooflights, were felt to be necessary.

Arboriculture

Category C (low quality) and category B walnut trees are proposed to be removed, and oak and ash trees are to be planted. There were no details of planting at the boundaries between the houses, and it was agreed that there should not be close-boarded fencing. There was concern that as there is no planting planned for the eastern boundary where there is a ha-ha, that the houses at that side would be too visible from the east.

Traffic and roads

Past traffic surveys were not considered reliable indicators of future use, as the likely pattern of traffic movements throughout the day, and more delivery vehicles, would be different from when the site was used as a school. Although the application states that the proposed parking is to Hampshire standard, this standard was considered to be out of date. The size of the houses proposed suggests there may not be enough parking space, and some of it appears to be awkward. Servicing of Gaston House is planned to be from the back, but it was considered that the road would be too narrow, the area too difficult for reversing, and too near houses.

The exit onto Ryebriidge Lane from the shop area would be too dangerous.

Although the main access to the site would be from the A31/Hen & Chicken junction, routes in other directions would be used.

Shop

The shop might not be viable, or might take business away from local outlets risking loss of the local post office. S106 monies might be better used elsewhere. It was noted that there would be a feasibility study for any shop proposal.

Social impact

It was agreed that a preamble to FPC's response should note the social impact of the proposals.

The planning committee were thanked for their work and advice.

Miss Watts agreed to suggest to the case officer, Mr. Ellis, that he attend the next parish council meeting when this application would be discussed.

4.2 Results of Planning Applications

365 23285/006 **Bridge House**, Husseys Lane, Lower Froyle, CONSENT TO 1) REPLACE KITCHEN WINDOWS, 2) KITCHEN EXTENSION WALLS CLAD WITH OAK WEATHER BOARDING, EXTEND ROOF LINE, 3) SOUTH ELEVATION EXTEND TILE HANGING AND RE-RENDER AND REPLACE FIRST FLOOR BEDROOM WINDOW. REFUSAL. Noted.

366 27454/024 **Aldersley House**, Froyle Road, Lower Froyle, REMOVE EXISTING DOOR AND REPLACE WITH DOUBLE GLAZED WINDOW. CONSENT. Noted.

ITEM 5 CORRESPONDENCE RECEIVED

A list of the correspondence received since the agenda for the meeting of 28th January 2013 had been prepared had been enclosed with the agenda. Other matters, including some of which the papers were at the meeting and some had already been notified to councillors were noted below:

370 Parking problems at Bentley.

ITEM 6 REPORTS FROM COUNCILLORS AND OFFICERS

6.1 373 HCC: 22111/031 **West End Farm**, Change of use from importation, short term storage, shredding and distribution of green waste for use as a soil improver for agricultural to a waste wood shredding operation.

Mr. Whines reported that County Councillor Mark Kemp-Gee believes this application will be approved by HCC.

It was agreed that a letter explaining the parish council's view would be sent to the local press, and **Mr. Whines** agreed to do it.

Mr. Whines agreed to attend the Regulatory Committee on 13th February 2013 which will discuss this application.

6.2 Mr. Whines attended the **Council Budgets** informal meeting for parish/town councils to discuss with EHDC the implications of financial constraints and the need for making savings.

6.3 Mr. Cray reported that the football club interested in hiring the **changing rooms and pitch** had agreed the parish council charge.

6.4 Mr. Cray reported that funding for the **play area** was less than anticipated and thus more money would be needed.

ITEM 7 MATTERS RAISED BY COUNCILLORS

7.1 Bollards by Manderley in Upper Froyle had been knocked down. The **Clerk** was asked to report this to Hampshire Highways.

7.2 The Village Hall is closed for refurbishments. Mr. Whines reported that there had been vandalism to the French windows and broken items in the hall.

ITEM 8 MATTERS RAISED BY RESIDENTS

None.

ITEM 9 MATTERS FOR REPORTING IN VILLAGE MAGAZINE

None.

ITEM 10 DATE OF NEXT MEETING

Monday 13th February 2013.

Mr. Goodsell was thanked for allowing the parish council to meet in his office as the Village Hall was closed.

The meeting closed at 8.45 pm.

Date.....

Chairman.....