

**Minutes of the Planning Committee of
Goodworth Clatford Parish Council held at 7pm in the Village Club Snooker
Room**

Date of Meeting: 13th June 2022

Present:

Councillors	Clerk	Members of the public
Fiona Cross (Chair) Ian Platt Natalie Chambers David Macklin	E Attwood	12

Introduction

The Chair welcomed all members & members of the public to the meeting.

2284 Apologies for Absence

None

2285 Public Participation

22/01389/FULLN *Clatford Arms*

Members of the public expressed the following comments

- Safe use of access roads for emptying bins & delivery vehicles
- Loss of large garden, a community asset
- Highway safety issue – parking on Village Street
- Close proximity to listed area
- Owner stated he owned land by 19 metres
- No extra plans for additional lighting
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22/01371/FULLN *16 Crescent*

- Concern was expressed over having enough places to park cars so they would not encroach onto other areas of the village
- Concern was expressed over noise from the teaching facility
- Opening hours for business

22/01344/FULLN *Faith Lodge*

- Concern was expressed that the building would have a number of services running underneath it such as gas/electric/water.

2286 Declarations of Interest

None

2287 Minutes The Minutes of the Planning Committee meeting held on 16th May was approved and signed.

2288.1 Planning - Notice of Application – Town & Country Act 1990

22/01389/FULLN Erection of 2 dwellings with associated garaging, parking, turning, landscaping, private amenity space and access. The Clatford Arms, Longstock Road, Goodworth Clatford

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Goodworth Clatford Parish Council object to this Application in five areas:

Site Location

Conservation area will be compromised (Policies BE2 & SP3)

Curtilage of a Listed Building, Ford Acre (Policies E9 & SP3)

Visibility Road Splays (T1), Safe Access (NPPF p108)

New Housing will be required to comply with current regulations & this will not be possible at this site.

Flooding impact on Neighbours (Policies E7 & NE4)

Pictures below show flooding water to a depth of 300mm which can last for months adjacent to the development site. Neighbours have seen vehicles in the application site sinking into the ground requiring recovery vehicles. Development would exacerbate this problem and a full flood assessment should be undertaken.

Land Use

Amenity – houses positioned in any location on this site will involve overlooking neighbours (LHW4)

Loss of public amenity at the site including boules, football, cricket, etc (CB2)

Land needed for parking for Pub viability, insufficient land for both parking & housing (CB3)

Amount of Development

The picture below shows c60 cars parked using the entire proposed development site; two houses will not enable sufficient parking provision.

Street parking is inevitable should the development be approved. The road outside the Pub is narrow without pavements and access drives to all adjacent properties restrict legal parking. Street parking would cause extreme danger to all users, walkers, cyclists & car users. It is also likely that larger emergency vehicles would not be able to use this road.

Without adequate parking provision, it is inevitable that Pub revenues would reduce dramatically resulting in the demise of the pub (CB3) and a consequential loss of community facilities (CB2).

Refuse Disposal

The Application advises that the properties would use the bin collection service used by the pub. However, this is a business refuse collection service by Veolia. Should the pub close, then the properties would have no refuse collection service and would result in uncollected waste building up at the entrance to the property. (E8 & NE4)

Lack of environmental design

The application has no reference to micro generation environmental requirements such as Air Source Heat Pumps or Solar Panels. The lack of these will place further pressure on the current local infrastructure within the village and does not present a future proof solution for energy and environment management. (E6, E1, BE1).The application also excludes the provision of a cycle storage or electric car charging (BE1, E6)

Resolved: The Parish Council has objected to this application. All members were in agreement

2288.2 Planning - Notice of Application – Town & Country Act 1990 22/01344/FULLN

Single Storey extension to side and part single/part-two storey extension to rear Faith Lodge Longstock Road Goodworth Clatford . Concerns have been raised with TVBC about the electric/gas/water services running under the left hand side of the property.

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Resolved: The Parish Council has no objection to this application. Members were in agreement

2288.3 Planning - Notice of Application – Town & Country Act 1990 22/01345/FULLN

Replacement of half fence and five bar gate to front of property Goodworth Cottage
Goodworth Clatford Andover Hampshire

Resolved: The Parish Council has no objection to this application to replace damaged fence. Members were in agreement.

2288.4 Planning - Notice of Application – Town & Country Act 1990

22/01371/FULLN Change of use from residential to music studio for teaching and recording, extend single-story outbuilding to increase size and add a dual-pitched gable roof 16 The Crescent Goodworth Clatford.

Whilst we have no objection in principle with respect to the increase in size and increased height as shown in the application drawings the parish council is concerned about the potential noise that may be associated with the proposed change of use and its impact on neighbours as this is a residential area (LHW4). We would therefore request TVBC to ensure that any approval is conditioned such that the Building Control and the Environmental Protection Teams are all satisfied that the noise-proofing measures are of an appropriate standard to eliminate any adverse noise impact on any neighbouring properties. Our objection to the application, provided that any noise issues to comply with policy LHW4 can be met, is primarily based on policy T2 and the adequacy of the parking arrangements proposed. As shown in the application there is provision for three parking spaces, two of which accommodate the applicant's two cars. We do not believe that one additional space is sufficient for a studio facility that caters for up to five/six musicians at any one time. This is an area which already suffers from parking problems and this has the potential to adversely impact and exacerbate these issues in particular on a Saturday

Resolved: The Parish Council objects to this application.

2288.5 Planning - Notice of Application – Town & Country Act 1990 22/01271/FULLN

Replace conservatory with orangery Barrow Hill Goodworth Clatford

Resolved: The Parish Council has no objection to this application. Members were in agreement

2288.6 Planning - Notice of Application – Town & Country Act 1990 22/00970/VARN

Retention of air source heat pump Little Orchard Church Lane Goodworth Clatford –
Previously discussed on 16th May 2022 revised submission. Side passageway remains an objection.

Resolved: The Parish Council has reiterated it's previous response that the side passageway remains an objection

2288.7 Planning - Notice of Application – Town & Country Act 1990 22/01128/FULLN –

Amended Replace conservatory with single storey extension 2 Manor Cottage, Church Lane, Goodworth Clatford. TVBC have issued a revised application which is now compliant with policy (COM2 settlement boundary).

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Resolved: The Parish Council has no objections to this revised application.

2289 Date of next meeting – 27th June 2022 (if required).

The Chairman closed the meeting at 9pm