

**MINUTES OF OTTERBOURNE PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING 7 JUNE 2013 AT 7.30 PM
IN ST MATTHEW'S CHURCH COMMUNITY ROOM**

Present: Cllrs Jones (C), Acton; Young; Stirrup; Stansbury

In attendance: Suzanne Hudson, Joint-Chair Conservation Group; 20 parishioners; Clerk

- 1. Declaration of Interest:** There was none.
- 2. Apologies for Absence:** Cllrs Kelly; Reeves; Doherty
- 3. Open Session for Parishioners**

All Comments refer to Case No. 13/00879/FUL

Land west of Otterbourne Farm, Kiln Lane, Otterbourne

Change of use of land to a golf driving range, erection of building with associated car parks, diversion of footpath and creation of permissive path.

Cllr Jones advised the Closing date for comments had been extended by WCC to 17 July 2013.

- 1) A Parishioner spoke in opposition to the application on grounds of development in the countryside and loss of arable land: this was the second application in six months that open countryside had come forward for development.
- 2) A Parishioner spoke in opposition to the application on grounds of loss of a greenfield site; potential development of other commercial business using the large new gateway; increased traffic along Kiln Lane for which current traffic figures were considered out of date.

Cllr Jones questioned the need for another golf range; there had been no community consultation prior to the application; the proposal brought negligible economic benefit to the village; it would add to the rat-run traffic on Kiln Lane; it would entail loss of countryside. However, the extension of the footpath along Kiln Lane and additional parking for walkers would give some benefit.

- 3) A local business owner spoke in opposition to the application on grounds of the amount of traffic the development would generate along an already dangerous lane; that the use of golf driving ranges was in decline and a driving range on its own would not be a sustainable business, leading to potential development of the site for other commercial use.
- 4) Suzanne Hudson spoke in opposition to the application on grounds that Kiln Lane was in danger of losing its rural character: the application was considered a 'Trojan horse' which would result in a succession of others. The development would bring an increase in traffic along a narrow, winding lane; it would create an impermeable base on flood plain land.
- 5) A Parishioner spoke in opposition to the application on grounds that another golf driving range was unnecessary as there were already two in close proximity; the ancient Right of Way would be lost; Option B footpath as put forward in the application was not viable and a request for the Parish Council to take forward the footpath concerns was made; it was not good environmentally to lose meadowland; the current site was still under Enforcement regarding replacement of the hedgerow following the new gate which had never been used for its intended purpose.

4. To discuss planning applications – as attached

Case No. 13/00879/FUL

Land west of Otterbourne Farm, Kiln Lane, Otterbourne

Change of use of land to a golf driving range, erection of building with associated car parks, diversion of footpath and creation of permissive path

Cllr Acton advised the Application's Design, Access and Supporting Statement presented the proposal as supported by National Planning Policy and the WCC Development Plan Part 1, but this should be strongly contested. Clauses 4.11 and 4.12 on page 11 referred.

DS1: The application argued for the '*presumption in favour of sustainable development*' on the basis that it would provide economic, social and environmental benefits.

However, driving ranges provided separately from golf courses were unlikely to be sustainable and their use was in decline within the industry. The proposal would have minimal economic development for employment, potentially one person, and negative impact on the environmental conditions in the area. Additionally, regular users of the footpath might well consider that re-routing of this would lead to an overall loss of public enjoyment of the path.

MTRA4: It was considered that there was not an operational need as there was a golf driving range at Otterbourne Golf Centre plus several others in close proximity. There had been no report of demand for additional requirement. There was no reuse of existing rural buildings for employment or community use or redevelopment of existing buildings to facilitate expansion on-site of established business to meet an operational need: the proposal was simply for new development. The development would cause harm to the character and landscape of the countryside area and lane.

CP16: It was considered that the proposal did not support development which maintained, protected or enhanced biodiversity across the District. The application involved destruction of meadowland for the development of hard standing car park, buildings and the introduction of commercially grassed areas.

Cllr Young added that the application would cause loss of countryside as a visual and environmental amenity; the protective fencing, car park, buildings and other requirements would have a negative impact.

Cllr Stirrup advised that the application added no benefit to community amenities as the distance to the existing golf driving ranges at Otterbourne Golf Centre on Poles Lane was 1.9 miles and South Winchester Golf Club was 3 miles.

Cllr Jones advised residents that the Minutes of the meeting would be available on the Otterbourne Parish Council website. The Village Design Statement was also on the website. Residents should write to or email WCC Planning Department with their views ensuring comments were relevant to planning matters. It was also possible to submit comments via the Winchester City Council online planning applications website 'Make Comment' box. Councillors would follow-up with the Case Officer and Rights of Way Officer on matters. The Parish Council would determine its final Comment to WCC at its meeting of 16 July and if this was an Objection the Parish Council would request decision by the WCC Planning Committee if the Case Officer was minded to approve the application.

To follow-up with the Case Officer regarding further matters	Cllr Jones	16 July
To follow-up with HCC Rights of Way officer	Cllr Stirrup	16 July
To Agenda for decision at the Parish Council meeting 16 July	Clerk	11 July

Case No. 13/00763/FUL**Williams Garage, Main Road, Otterbourne****Removal of existing garage canopy and construction of two storey front extension**

Cllr Jones noted that removal of the canopy would be beneficial to the street view and the new extension building would hide the garage works behind. The design of the extension was discussed and considered beneficial, being two stories built into the roof with dormer windows and slate roof to match existing. It was noted there would be potential loss of two car parking spaces, but a turning circle for delivery vehicles in the rear garage area would be beneficial. There was some concern expressed that the extension could lead to a shop beyond capacity for the village, creating more traffic. Cllr Acton advised that the Village Survey had shown very strong support for the village shop. It was noted that as the forecourt would be remodelled, this would enable the crossing point with a central island on Main Road opposite the Meadowcroft Close footpath to be revisited.

Comment: Support application on basis of the design and the village survey results. Consideration of an island crossing to be taken forward.

To follow-up with HCC Traffic Engineers ref. crossing point	Cllr Jones	16 July
To send comment to WCC	Clerk	03 July

Case No. 13/00927/FUL**7 Greenacres Drive, Otterbourne****Replace existing rear conservatory with single story rear garden room**

There were no adverse comments received.

Comment: No comment

To send comment to WCC	Clerk	12 June
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Case No. 13/01040/FUL**19 Oakwood Avenue, Otterbourne****Demolition of existing garage and greenhouse, erection of single story side and rear extension**

It was noted several houses in Oakwood Avenue had already undergone extension. There were no adverse comments received.

Comment: No comment

To send comment to WCC	Clerk	21 June
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5. Any other business: there was none.

Meeting closed 8.30 pm.