



Minutes of the Chineham Parish Council Planning Committee

Date: Monday 24th February 2020 **Time:** 7.00pm

Place: Community Room, Chineham Village Hall, Thornhill Way, Chineham

Present: Councillor David Thornton (Chair) Councillor Marian Adams
Councillor Sue Fuller Councillor Kirsty Giles
Julia Johnston (Assistant Clerk)

1. Apologies

There were apologies from Councillor Paul Miller.

2. Minutes of the previous Planning Committee meeting

The minutes of the meeting held on 10th February 2020 were signed as a correct record of that meeting.

3. New applications

3.1 [T/00053/20/TPO](#) Rear of 23 Tangway

Oak: fell and treat stump

The tree T1 is an attractive and important part of the attractive line of mature oaks bordering Cufaude Lane. The tree appears in good condition with a well shaped crown and does not appear under stress.

It would degrade the local historic treescape and local amenity if this fine mature oak was lost.

It is noted that the foundation depth given in the Drainage Report is 0.83M; this seems shallow for building on heavy clay and it is hoped that the Tree Officers will seek expert advice as to whether this met building regulations when the building was constructed. If the original construction was not fit for purpose, it would seem perverse to fell the tree rather than seek engineering solutions. Other properties are mentioned, and another tree, T4, is also perhaps implicated. Are we meekly to accept losing the Cufaude Lane trees because houses were built with insufficient foundations for the local conditions? The trees along the Lane were fully mature (and fully visible!) when Tangway was developed.

Officers should seek rigorous and independent verifiable evidence before deciding the fate of this attractive feature of the Cufaude Lane historic landscape.

The Planning Committee agreed to request that this application is called into the Basingstoke & Deane Borough Council Development Control Committee for determination.

3.2 [T/00051/20/TPO](#) 3 Wallins Copse

T1 Oak: fell

T1 is an attractive mature oak with a well shaped canopy forming part of an important group of mature

Signed.....



trees enhancing the street scene of Reading Road. They form part of the historic treescape running the length of Reading Road through Chineham. The loss of any of these trees would adversely affect the amenity for all Chineham residents. Chineham Parish Council is opposed to this proposal.

It is noted that the foundation depth given in the Geotechnical Report (BH1) is 0.83M; this seems shallow for building on heavy clay and it is hoped that the Tree Officers will seek expert advice as to whether this met building regulations when the building was constructed. If the original construction was not fit for purpose, it would seem perverse to fell the tree rather than seek engineering solutions.

The Engineers Addendum Report states “The policyholder was alerted to the damage by contractors during refurbishment works.” The Parish Council expects that Officers will satisfy themselves that any alterations to the building during refurbishment were in accordance with current building regulations and that the works were not themselves a cause of the damage.

Officers should seek more rigorous and independent verifiable evidence before deciding the fate of this attractive feature of the historic Reading Road wooded landscape.

The Planning Committee agreed to request that this application is called into the Basingstoke & Deane Borough Council Development Control Committee for determination.

3.3 [T/00066/20/TPO 8 Merrydown Lane](#)

T4,T6,T7,T8 Aspen: fell

The trees are an attractive feature of the landscape of Catkin Close which backs onto Merrydown Lane and it is recommended that Chineham Parish Council opposes this application. It is noted that the foundation depth given in the Drainage Report is 750mm, this seems shallow for building on heavy clay and it is hoped that the Tree Officers will seek expert advice as to whether this met building regulations when the building was constructed. The Drainage Report reports no visible pipework defects from roots that are alleged to be causing subsidence. It is also noted that T4, T6, T7 & T8 are much closer to 15 Catkin Close than 8 Merrydown. The application contains no expert building survey defining or describing the effects of the subsidence.

Officers should seek more rigorous and verifiable evidence before deciding the fate of these attractive features of the Catkin Close wooded landscape.

The Planning Committee agreed to request that this application is called into the Basingstoke & Deane Borough Council Development Control Committee for determination if the tree officer is minded to approve the application.

3.4 [T/00061/20/TPO 56 Reading Road](#)

Oak (T1): Crown reduce Oak to previously reduced points

The tree is a mature oak with a well shaped crown. It appears in good condition with no signs of stag heading and enhances the landscape of Reading Road. The lower crown is starting to impinge on the roof of no.56 and it is suggested that these branches need to be cut back to a safe distance.

Chineham Parish Council is not opposed to the work as indicated in the submitted photograph. It is suggested that the crown reduction be agreed with the tree officers as the minimum necessary to maintain the health of this attractive tree.

Signed.....



4. To note updates to existing applications

The Planning Committee noted that there were no new updates.

5. To receive an update on compliance & enforcement issues

There were no new updates.

6. Date of next meeting:

7.00pm on Monday 9th March 2020 (TBC) Community Room, Chineham Village Hall, Thornhill Way.

Signed.....