

Minutes of the Chineham Parish Council Planning Committee

Date: Monday 25th October 2021 Time: 7.00pm

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

Present: Councillor Paul Miller Councillor Kirsty Giles

Councillor Sue Fuller Councillor Marian Adams

Julia Johnston (Assistant Clerk)

1. Apologies

There were no apologies.

2. Minutes of the previous Planning Committee meeting

The minutes of the meeting held on 11th October 2021 were signed as a correct record of that meeting.

3. New applications

3.1 <u>21/02987/HSE</u> 26 Catkin Close

Erection of a first floor extension above existing garage

Chineham Parish Council has no objection to this application.

3.2 21/03087/HSE 10 Brookfield Close

Erection of part two storey, part first floor side extension and front porch

Chineham Parish Council has no objection to this application provided there is adequate off road parking for a house of this size.

3.3 <u>21/03177/HSE</u> 3 Greenwood Drive

Erection of single storey front porch extension, single storey rear extension and part conversion of garage to living accommodation

Chineham Parish Council has no objection to this application provided there is adequate off road parking for a house of this size.

3.4 T/00509/21/TPO Land adjacent to 27 Tangway

Fell and Treat Stump to T5 Oak tree

The tree is part of a line of mixed mature trees bordering the footway from Cufaude Lane beside Tangway. The trees are part of a hedge screening the buildings and are an important enhancement of the street scene. The loss of this fine tree would be a loss to the wider Chineham landscape as well as to Tangway and the important footpath to the school.

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It is considered surprising that a tree at such a distance from the building should cause movement and this may raise questions about the quality of the original construction. It is urged that other engineering solutions be considered before removing the tree.

If the Tree Officer agrees that felling is the only solution for the tree then Chineham Parish Council requests a replacement native woodland tree be planted with TPO protection. It is hoped that a native forest tree would be specified rather than a cultivated "garden tree".

3.5 <u>T/00511/21/TPO</u> 51 Minden Close

T2 Oak: fell

The comments on T/00209/21TPO from Chineham Parish Council still apply.

"T1 and T2 are two mature oaks with well shaped canopies, though showing some signs of deterioration. They form part of the attractive sylvan landscape of Minden Close and the loss of either of these trees would diminish the street scene"

In those comments the Parish Council also noted that T2 was the more degraded of the two trees.

If the Tree Officer agrees that felling is the only safe solution for T2 then the Parish Council requests a replacement native woodland tree be planted with TPO protection. It is hoped that a native forest tree would be specified rather than a cultivated "garden tree". If a replacement oak in diseased ground would be unwise and bearing in mind the problems with ash die back, a hornbeam *Carpinus betulus* is suggested.

3.6 <u>21/03126/HSE</u> 14 Kimber Close

Erection of two storey side extension

Chineham Parish Council has no objection to this application.

3.7 <u>21/03144/OUT</u> Land At Grid Ref 465090 154435 Reading Road Chineham

Outline Planning Application for the erection of 4 dwellings and parking area with all matters reserved

Chineham Parish Council objects strongly to this application. This site is unsuitable for development.

- There is no detailed flood risk assessment or details of the flood status of the site despite the applicant stating that it is in Flood Zone 1.
- The site is well known to Chineham Parish Council as an area prone to flooding which is most probably the reason that Minden Close was never extended to include this site..
- We have concerns about the integrity of the balancing pond if access is restricted which prevents routine and emergency maintenance.
- The immediate impact of not maintaining the balancing pond could lead to a return of major flooding and subsequent closure of the adjacent A33 which is a major trunk route as has happened over past years. The Parish Council is still aware of flooding on the A33 in extreme weather which highlights the requirement for regular maintenance of the balancing pond.
- Although the positioning of housing is indicative on the submitted outline application, any housing so close
 to the balancing pond is highly questionable as it would, without doubt, compromise the ground integrity
 of the site.
- The proximity of the site to the railway line makes it unsuitable for housing. In addition to frequent passenger trains, this is a busy freight line with trains running 24 hours a day.
- There is no biodiversity report for the site which is well known locally for being a haven for wildlife.

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4. To note updates to the following existing applications (* CPC OBJECTED # CPC NO OBJECTION ^ CPC COMMENTS)

4.1 <u>21/02742/ROC</u> Dominos Pizza, Unit 20, Chineham Centre

Variation of Condition 4 of BDB/58484 to allow for an extension to opening times until 5am

Granted *^

4.2 <u>21/02304/HSE</u> 72 Fox's Furlong

Conversion of garage to additional living space and alterations to fenestration

Granted #

4.3 <u>T/00227/21/TPO</u> 65/66 Minden Close

1 x Oak - T1 - 66 Minden Close - Prune 1 x Oak - T2 - 65 Minden Close - Prune

Granted *^

5. Planning Administration including an update on compliance & enforcement issues

There were no new updates.

6. Date of next meeting:

7.00pm on Monday 8th November 2021 (TBC) Community Room, Chineham Village Hall, Thornhill Way.