



Minutes of Chineham Parish Council Planning Committee

Date: Monday 13th November 2023
Time: 19:00
Place: Community Room, Chineham Village Hall, Chineham.

Present: Cllr. Paul Miller (Chair) Cllr. Sue Fuller (Vice Chair)
Cllr. Marian Adams (19:05) Cllr. Nigel Rose
Cllr. Luis Fajardo Cllr. Tom Brine
Amanda Owen (Clerk)

Four members of the public.

Cllr. Paul Miller welcomed everyone to the meeting.

1. To receive and accept apologies for absence
None.

2. To agree that the minutes from the meeting held on 23rd October 2023 are a correct record of that meeting.
The minutes of the meeting held on 23rd October were signed as a correct record of the meeting.

3. To review and provide feedback on the following new applications
Councillor Miller addressed the meeting and advised that he would start with item 3.4 as visitors had attended to discuss this agenda item.

3.1 [23/02555/FUL](#) Store C Chineham Shopping Centre Chineham Basingstoke RG24 8BQ

Alteration of existing shopfront and the creation of a new shop front to the western elevation, the installation of outdoor seating area and HVAC equipment.

Chineham Parish Council objects to this application on the following grounds & comments:

- The existing entrance should remain as the only entrance & a seating area should be within the Courtyard.
- Trees. The existing trees should not be felled.
- Artwork – no mention of the Artwork has been documented.
- The increased risk of anti social behaviour and increased litter.
- Concern of disabled parking being compromised.

3.2 [23/02554/ADV](#) Store C Chineham Shopping Centre Chineham Basingstoke RG24 8BQ

Installation of 2no internally illuminated acrylic white McDonald's lettering and 2no vinyl yellow golden arch.

extension for feedback granted

Chineham Parish Council has no objections to this application, subject to the comments being taken in to account as listed under item 3.1 ([23/02555/FUL](#) Store C Chineham Shopping Centre Chineham Basingstoke RG24 8BQ)

3.3 [23/02560/RET](#) 45 Richards Field Chineham RG24 8JY

Change of use from amenity land to residential and erection of close boarded fence on the land to the rear (Retrospective).

Cllr. Luis Fajardo declared an interest with regards to this application, therefore did not enter discussion.

Chineham Parish Council object to this application on the following grounds:

- Amenity land being enclosed without permission.
- Loss of amenity land.
- Public right of way compromised as no longer able to access.

3.4 [23/02494/FUL](#) 54B Reading Road Chineham Hampshire RG24 8LT
Change of use from Class C3 (dwellinghouse) to Class C4 (HMO)

Cllr. Paul Miller invited those residents in attendance to speak.

Resident 1 highlighted concerns with regards to increased traffic and poor access. He advised that the current situation is manageable but additional cars would cause extra noise and unsuitable traffic volumes.

Resident 2 raised concerns with regards to privacy, noise and a potential difficulty with being able to enter and exit their property. An incident has already occurred with a vehicle causing damage to their private lawn whilst visiting 54B Reading Road.

Resident 3 notes that the drive is a shared drive but it works for residents at present. He highlighted concerns for the health and safety of the Dental Surgery patients who vary in age, all with differing mobility. The driveway already has limited access for patients with near misses already being recorded so additional vehicles (residents, delivery drivers etc) would increase this risk for pedestrians visiting the practise. It was also noted that increased vehicular presence would also have a detrimental affect on the access of emergency services should the need ever arise.

Chineham Parish Council object to the application on the following grounds:

- The block & location plan are inaccurate and misleading making it difficult for the Planning Committee to clearly determine the curtilage of the property.
- There is no identification or diagrammatic presentation of parking spaces, or manoeuvring spaces for residents cars at the property.
- A health & safety risk to patients using the Dental Practise.
- The change of use from dwellinghouse to HMO would create an intolerable increase in traffic alongside the dental surgery & for the current residents it would result in inappropriate and excessive usage.

3.5 [23/02645/HSE](#) 3 Maynards Wood Chineham Hampshire RG24 8DP

Proposed single storey rear/side extension; conservatory roof; external fenestration alterations.

Chineham Parish Council has no objection to this application.

3.6 [23/02660/LDEO](#) The Chineham District Centre Chineham Shopping Centre Chineham Hampshire RG24 8BQ

Certificate of lawfulness for confirmation that planning permission 18/03417/FUL has been lawfully implemented pursuant to the demolition works carried out in relation to the toilet block located within the site.

Chineham Parish Council has no objection to this application.

4. To note the update to the existing application (* CPC OBJECTED # CPC NO OBJECTION ^ CPC COMMENTS)

No updates to receive.

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

Cllr. Paul Miller advised that a Powerpoint presentation on Planning would be circulated to the Planning Committee. He asked that Councillors review it for discussion at the next planning meeting.

6. DATE OF NEXT MEETING: 7.00pm on Monday 27th November 2023 (TBC).

The date of the next planning meeting was agreed as Monday 27th November at 19:00.

There being no other business, the meeting closed at 19:59.

DRAFT