



Minutes of the Meeting of Bransgore Parish Council Planning Committee, held at Bransgore Village Hall, 116 Burley Road, Bransgore, BH23 8AY on 3rd August 2021.

Present: Cllr Manley (Chairman), Cllr Sheppard, Cllr Prince, Cllr Shea, Cllr Lindford.
Clerk: Helen Klaassen
 4 members of the public.

PC21/022 Apologies for Absence

Cllr Simon.

PC21/023 To Approve the Minutes of the Planning Committee Meeting Held on the 6th July, 2021 as a correct record.

The minutes were approved and the Chair signed them.

PC21024 Matters Arising from the Minutes and Decisions:

NFNPA Decisions:

	WOODSIDE LODGE, 160 BURLEY ROAD, BRANSGORE Outbuilding	<i>Grant Subject to Conditions</i>
21/00451	GODWINS HOUSE, WATERDITCH ROAD, BRANSGORE Garage; gravel driveway	<i>Grant Subject to Conditions</i>

NFDC Decisions:

	113 BURLEY ROAD, BRANSGORE Raise ridge height & roof alterations in association with new first floor; two-storey front and rear extensions	<i>Granted Subject to Conditions</i>
TPO/21/0289	9 WOODLANDS CLOSE, BRANSGORE T8 English Oak - Crown reduction by 3-4m	<i>Split Decision</i>
TPO/21/0295	109 BURLEY ROAD, BRANSGORE T2 Crown lift over main road to 5m from ground level and 4m over drive and garden areas. Prune away from telephone lines so a 0.5-1 metre clearance is achieved.	<i>Grant</i>

PC21/025 Applications for Consideration:

NFNPA New Applications:

21/00589	THE OLD CHAPEL, CROFT ROAD, NEACROFT, BRANSGORE	Outbuilding
Recommend Option 4, Refusal. Concerns were raised regarding the size of the proposed building and the impact on the street scene and parking. It does not comply with the requirements of DP37.		
21/00642	190 Burley Road, Bransgore	First floor extension with 5no. dormer windows to outbuilding to facilitate home office; balcony; 2no. french doors
Recommend Option 4, Refusal. It was noted that the current plans did not comply with DP37. The building was not subservient to the main dwelling and the proposal of dormer windows gives it a more residential appearance as opposed to an incidental outbuilding.		
21/00629	5 BRUSHERS CLOSE, THORNEY HILL, BRANSGORE	2no. dormers to facilitate additional habitable first floor space; removal 1no. chimney
Recommend Option 4, Refusal. It was noted that the proposals exceeded the 30% floorspace limit. In addition, it was felt that the design was not in keeping with the existing property and thus did not meet the requirements of DP2, a.		

NFDC New Applications:

21/10865	ST CATHERINES, CHAPEL LANE, BRANSGORE	Detached dwelling with associated parking and landscaping
Recommend PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers. Concerns were raised regarding a negative impact on neighbouring amenity through increased traffic movements and noise disruption. In addition, the precedent that would be set by the development the property's rear garden.		
21/10645	20 ELMERS WAY, BRANSGORE	Single-storey rear extension
Recommend PAR3: Permission. No issues with the proposals were identified.		
21/10876	5 COLBOURNE CLOSE, BRANSGORE	Addition of a two-storey extension; 6ft panel fence
Recommend PAR3: Permission. It was noted that the only windows that overlooked other properties were of frosted glass and that there was no negative impact on either neighbouring properties or the immediate area.		
21/10697	LAND ADJACENT TO STATION HOUSE, HINTON WOOD LANE, HINTON ADMIRAL	Conversion of existing garage into single-storey dwelling
Recommend PAR3: Permission. It was felt that the proposals were in keeping with local area, no other issues were identified.		
21/10885	75 BURLEY ROAD, BOCKHAMPTON, BRANSGORE	Alterations to roof over rear extension and existing roof to include two gable windows
Recommend PAR3: Permission. There were no issues identified, it was that the proposals were in keeping with the existing dwelling and local area.		

PC21/026 Appeals.

As per website.

PC21/027 Current Enforcement Matters

As per email.

PC21/028 Trees:

TPO/21/0365	The Old School, School Road, Thorney Hill, Bransgore	Prune 1 x Oak tree Remove large stem growing over road and roof. This will balance the tree and protect the thatch roof.
No issue.		

PC21/029 Highways and Footpaths

The matter of poor parking outside the Co-op was raised, it was noted it prevented lorries getting in to do deliveries if there were too many people parked in the way.

Date & Venue of Next Meeting: - Tuesday 7th September 2021 at 7.30pm at Bransgore Village Hall.

Meeting concluded at 8.10pm.

Signed:

Date:
