

Minutes of the meeting of Barton Stacey Planning Committee held at 19:30 on Tuesday 13th November 2018 at All Saints Church, Barton Stacey

Meeting opened at 19:33. Present: Cllr Sue Gaines, Cllr Nigel Cooper, Cllr Cheryl Sherwood. Also present: The Clerk. Members of the public: 2

PUBLIC PARTICIPATION: For ten minutes the residents are invited to address the Planning Committee, make comments on items on the agenda or raise items for consideration at a future meeting.

The new owner of the Autobarn, introduced himself. He likes cars and wants to make the Autobarn more of a destination. He wants to add a waiting room and showroom. They will block off the entrance onto the A30 and all visitors will use the Wherwell road exit as an entrance too. Cars will be parked at the back. The containers will go and he will add car storage. The MOT and servicing will continue. He will need to employ more staff and hopes there will be more local interest. There is an open day on Saturday 1st December. The cottage will be refurbished but the outside will remain the same. The lights on the A30 side will be changed. The whole site will be smartened up.

1. **Election of Chair** – Cllr Gaines. Proposed and resolved.
2. **Apologies** – Cllr Bettle-Shaffer – received and accepted.
3. **Declarations** – to receive and record declarations of interest in items on the agenda -none.
4. **Minutes of previous meeting** – to approve the minutes of the planning committee meeting held on Tuesday 7th August 2018. Proposed and resolved that the minutes should be approved. The minutes were signed by Cllr Gaines.

5. Planning applications

18/02753 – Demolition of workshop, removal of containers and construction of buildings to provide an office, reception, part store, car showroom and WCs at Hill Farm Garage, Andover Road, Sutton Scotney, Winchester, SO21 3NS. SG and CS both visited the site. Discussed the definition of an un-designated Heritage site and accepted that it was countryside and throughout the meeting the planning committee acknowledged that this did encroach on the countryside, but it is not remote nor tranquil and that care had been taken to enhance the remaining meadow. The large container will come down and will be replaced by an oak building, which is much more rural looking. Workshop at the back will stay. Entrance will be from Wherwell Road as well as exit. Hampshire Constabulary statistics still only confirm 1 death at this junction, which the pc know is not correct. Transport document only shows injuries. Any improvement that removes a hazard is positive (which the move of entrance will) Doubling of movements in/out of garage which expected to be 80-100 in future. Environment report needs to be adhered to their guidelines/demands. The thatched cottage is of local significance/landmark along a very straight road from Stockbridge to Sutton Scotney. Workshop is not currently attractive so the replacement will be more suitable. Might the new building beside the cottage be a little overpowering due to its height? The pitched roof will be higher than the cottage. Agreed that as it is set back and of attractive high quality materials this mitigates it. Standing orders suspended at 19.58 to ask applicant about why this part is higher. Confirmed it is a first floor office. Standing orders replaced 20.00. Mention of old fuel tanks (from when it was a working petrol station) to be recovered and cleared. Standing orders suspended at 20.04 to ask applicant about old tanks. Confirmed that they were decommissioned but left in the ground, drained and filled with concrete. Standing orders replaced at 20.06. Low level lights on A30 side of garage require alteration as it was thought that these could have been a cause of one of the fatalities.

Application is in keeping with TVBC Local Plan policies:-

LE17 allows for re-development in the countryside for employment. There will be at least 3 more staff.

These minutes are a true representation of the meeting. Signed and Dated _____

COM15 – supports local economy.

Policy E1 –high quality. It will become an upmarket development and attract upmarket clientele.

Policy E2 – no detrimental impact on surroundings. . A hedge will be planted all around the garage and field meadow flowers around that. The planned buildings will be an improvement from what is currently on site

LE18- less compelling but could attract tourism as it could attract people from further afield.

No comments on TVBC portal from either neighbours.

Proposed and seconded to support the application with the following comments:- In accordance with Local Plan policies E1, E2, and LE17 the development will support the local economy. It won't harm the undesignated heritage site status of the thatched cottage and the oak finish of the new building will be attractive. Although a brownfield site in a rural location it won't impact on the surrounding countryside and will increase employment in the area. Clerk to make return to TVBC.

6. Date of next meeting TBC

Meeting closed at 20.20