

Minutes of the meeting of Barton Stacey Planning Committee held at 19.30 pm on Tuesday 2nd March 2021 as a virtual zoom meeting.

Meeting opened at 19.30pm. **Present:** Cllr N Cooper, Cllr B Jayes, Cllr A Bettle-Shaffer. Cllr C Sherwood **Also present:** The Clerk – Mrs Jo Gadney, **Members of Public** – 3

PUBLIC PARTICIPATION For ten minutes residents are invited to address the Parish Council, make comment on items on the agenda or raise matters for consideration at a future meeting.

The applicant of planning ref 21/00427/FULLN & 21/00429LBWN confirmed there would be no changes which can be seen from the Street. They will re-instate a lean-to structure (conservatory) which the Heritage team are happy with. A few internal changes and making a cupboard into a back door and porch at the side (safer entrance than current one straight onto the Street for young children)The applicant confirmed that following the conservation officer's comments that the walls will be rendered (South East elevation) to blend in with the other rendered walls of the property. Also the boiler, although it appeared in the drawings, will be not be replaced within this application.

The applicant of 21/00445/LBWN confirmed that the replacement sash windows were on the south and west elevations which dated from around the 1840/70s. The timber has rotted and are beyond repair including the casings. Paint work masked the issues and water ingress has occurred and are now unstable. They want to make them safe and secure. They will re-use the window furniture. The south and west get the main battering during winter storms.

The applicants of 21/00525/FULLN were unable to attend but sent in comments which the clerk read out to the meeting.

The planning application is for the wooden building recently erected on our grounds, that replaced the old launderette, which had been in very poor shape. Following construction, we discovered that, despite its footprint being the same as the old one, it needed planning permission, hence this part-retrospective application. It has always been part of our business plan to hire the building out to a local person or business as an office or studio. However, our 2019 planning application to build an additional bedroom within our home that would accommodate our entire family was turned down and it became necessary for us to delay the commercial letting of the building, and instead to use it for residential purposes for a while, hence this application being for 'mixed use'. It is vital the application is passed or our son at university will have nowhere to go when his course finishes this summer. Frankly, if it doesn't pass, we will need to consider our longer-term options. I hope you have a good meeting.

1. Election of Chair – Cllr Cooper, proposed and resolved

2. Apologies - None

3. Declarations of Interest – None

4. Minutes of previous meeting – To approve the minutes of the planning committee meeting held on Thursday 4th February, 2021. Proposed and resolved that the minutes should be approved. The minutes will be signed after the meeting.

5. Planning applications

21/00427/FULLN & 21/00429/LBWN –Re-roof and re-clad existing conservatory, demolition of existing modern chimney, new entrance door and porch to side, re-configure accommodation and form new openings at Grange Cottage, Cocum Road, Barton Stacey, Winchester. The conservatory will be demolished – all but the doors – the heritage statement confirmed that the rendered walls will blend in with rest of the house. The application form stated that some parts of the application might not be supported in their current form. Could be an issue using zinc on the conservatory roof. Proposed and resolved a neutral comment but to include that a traffic management scheme will be required while the work is in progress to avoid traffic issues on the Street.

21/00445/LBWN – Replacement (like for like) sashes, box sections, parting and staff beads to x1 ground floor and x3 first floor windows at The Old Vicarage, Cocum Road, Barton Stacey, SO21 3RH. Application seems sensible as wood doesn't last forever and the south and west elevations bear the brunt of the weather. It is essential work and pleasing that they will reuse anything that still works. Interesting that especially treated soft wood will be used as hard wood too heavy. Proposed and resolved a neutral comment.

21/00525/FULLN - Part retrospective application for demolition of outbuilding and erection of outbuilding to be used for post office storage, domestic storage, residential annexe and home office, and business office use as village workspace at Post Office Stores, The Street (formerly Cocum Road), Barton Stacey, Winchester. This is a change to a residential annexe and therefore accommodation including a loo and handbasin. Are building regulations different for a residential property over a store room? If in the future it is rented out does this mean it is separate for council tax purposes? This is in the Conservation area. Parking could be an issue on an already congested part of the Street. Don't feel they have enough information regarding future plans for building (short term and long term) or knowledge about change of use of building. Is it appropriate for this location? If given the go ahead this could set a precedent for the rest of the parish. Proposed and agreed that the clerk will contact the planning dept at TVBC with comments included above and that they have serious reservations re lack of knowledge/information of future plans and lack of planning knowledge re change of use of the building. The committee felt unable to commit to any of the usual decisions at this stage.

21/00513/FULLN - Removal of single storey ground floor conservatory, replace with single storey ground floor extension at 1 Longmead , Cocum Road, Barton Stacey, SO21 3RN – taking away existing conservatory with a flat roofed extension. No comments from next door neighbours on the portal. Proposed and resolved a neutral comment.

21/00511/FULLN - Temporary use of land for film making purposes with associated temporary sets and facilities for a two month period at Land At Thuillier Road, Barton Stacey, Winchester, Hampshire. Temporary for up to 2 months. Most of the time is constructing the set with 1 night filming. For filming up to 200 people on site. It will be a gas station construction due to start on the 8th March – this won't be possible now! Plenty of parking for everyone on site. They will need to supply water, electricity, porta loos and leave the site as it was found. 20-30 people will be setting the site up. They must abide by current COVID-19 restrictions. Could people coming for the filming be encouraged to access the site from the A303 and not through the village. Will lighting from Raymond

Brown site affect this – thought not as it faces towards the village and not to the west. Proposed and resolved a neutral stance with comments that the timetable will need to be flexible, Covid rules and regulations to be enforced and respected and that waste to be taken away.

6. Date of next meeting - TBC

Meeting ended at 20.32