

Melchet Park & Plaitford Parish Council

Minutes of meeting held at New Forest Post Production Studio, Plaitford on 26th June 2017

Present

K Curtis (Chairman)	S Bowles	N Curtis
AW Porter	JPA Robson	CS Stacey
CD Sweetman (arrived late)		

35/17 Apologies

No apologies were received.

36/17 The minutes of the May 2017 Annual Parish Meeting and the 15th May 2017 Parish Council Meeting were agreed and signed.

37/17 Interests

No interests were declared.

38/18 Consultations

The Electoral Review of Ward Boundaries within Test Valley was considered but it was agreed that the Parish Council had no comment to make as there were no changes which affected this parish.

39/17 CRPE Membership

Cllr N Curtis proposed and Cllr K Curtis seconded that the Parish Council should renew its membership: this was resolved.

40/17 Data Policy

The draft had been circulated prior to the meeting. Cllr Bowles proposed and Cllr Stacey seconded that following a few minor amendments the draft policy should be accepted: this was resolved.

41/17 Finance

- a) Cllr N Curtis proposed and Cllr K Curtis seconded that an additional backup external drive should be purchased: this was resolved.
- b) The Budget Control Report was received.
- c) Cheques numbered 280-282: £72.00 to HALC (Clerk training); £465.14 to J Wright (reimbursement plus expenses {£392.60 net of VAT}); £36.00 to CPRE (membership) were approved and signed.

42/17 Planning Applications

a) Willow Ridge, Flowers Lane (TVBC ref:17/01335/FULLS) -various changes - the response is "No objections".

b) Yew Tree Farm, Sherfield English Lane (TVBC ref: 17/01434/PDQS). Whilst this was not a formal consultation the Parish Council made the following observations.

The Parish Council recognises that it has not been formally consulted, although it recalls that as recently as last year it was consulted on a PDQ application, but it wishes nevertheless to make the following observations with respect to the above application.

There is no recollection within the living memories of members of the Parish Council that the barn has ever been used for agricultural purposes. The presence of a chicken incubator is hardly evidence of agricultural use and its presence does not prove use.

The Parish Council recalls that one of the reasons for refusal of the proposed conversion of a redundant barn at Gardeners' Farm (TVBC ref: 16/02817/PDQS) was that it was "not solely in an agricultural use, as part of an established agricultural unit". The Parish Council would wish both proposed conversions to be treated equitably.

It is suggested in the current application that the disposal of foul water should be via a bio-chemical treatment plant and soakaways. The Parish Council would hope to see an alternative proposal for the following reasons:

The use of a package treatment plant was discounted in application reference 06/02393) at the same site. Making any soakaway (foul or surface water) function is problematic in this area as the sub-soil is clay.

During the Inquiry held regarding possible development in the field across the track from Yew Tree Farm [TBVC ref: 07/03482] the appellants' drainage engineer stated that he was unable to carry out percolation tests due to the ground being water-logged.

The water from the proposed location will simply find its way to the pond by the public footpath and then into the ditch system. The ecology report (at 2.2) prepared for planning application ref: 16/01662 states that the pond already shows some signs of eutrophication, this will clearly be exacerbated if effluent from the sewerage plant enters the water courses.

The Parish Council therefore asks that adequate disposal of foul water from any building in this proposed location is **demonstrated to be possible and to the satisfaction of the Environment Agency before** planning consent is granted.

We would draw your attention to DETR Circular 03/99 Annex A, first paragraph:

"The responsibility for demonstrating that a new development is effectively served by a sewerage system rests primarily with the developer. Before deciding a planning application, the local planning authority needs to be satisfied that the sewerage arrangements are suitable. If the non-mains sewerage and sewage disposal proposals are assessed as being unsatisfactory, this would normally be sufficient to justify refusal of planning permission."

None of the above should be interpreted as an objection by the Parish Council to the basic proposal to convert the barn to a dwelling, merely comments for your consideration.

Meeting closed at 8.50 pm.

Date of Next Meeting

31st July 2017