

DROXFORD ANNUAL PARISH MEETING, 21 APRIL 2016
PLANNING REPORT 2015/16

PLANNING APPLICATIONS

During the year, the Parish Council has considered **18** building applications, **3** tree felling or reduction requests, **3** discharge of conditions applications (these relate to an approved application), **1** agricultural building notification and **3** lawful development certificates (these establish whether an existing use of land, an operational development, or some activity is in breach of a planning condition). Comments were submitted on some applications but no formal objections raised.

SITE UPDATES

Townsend – Work has commenced on this site, and a Discharge of Conditions application has been submitted to Winchester City Council. This relates to Condition 15 – Construction Management Plan, 19 – Details of measures to be taken to prevent mud from vehicles leaving the site to be deposited on the highway and 21 – Implementation of a programme of archaeological recording. These have to be approved in writing by SDNP. There are 25 conditions associated with this proposal and the letter can be found on the SDNP website.

The approval in November 2014 related to the erection of 6, 3 bedroom and 4, 2/3 bedroom houses with access from the A32. There is currently an application being considered by SDNP to reduce the number of houses from 10 to 8 and improve the scheme to enhance the appearance, layout, scale and mass to complement the surrounding area.

Despite the best efforts of the Council and affected householders throughout all the applications to highlight the fact that the sewage treatment plant in Chestnut Rise was built for 10 houses, now serves 20 and is at full capacity, approval was given for these 10 houses to discharge into this plant, regardless of the fact that there is no public foul sewer in North End Lane. There is at last a letter from a Southern Water Drainage Engineer stating that the wastewater treatment works was only built to serve 10 houses and that approval for the new application should not be given until a scheme for the provision of adequate wastewater treatment has been identified. However, this relates to the latest application for 8 houses, and the effect of this site development remains an on-going concern.

Upland Park – A proposal for 5 executive homes to be built on this site was submitted in October 2013 and was subsequently withdrawn as it became clear that the application would be refused by the planners despite it being approved by village residents following a consultation. A second proposal was submitted in September 2015 for 20 residential and 7 affordable homes. However, this was again withdrawn as the planners wanted a majority of affordable homes.

Eider Developments have now submitted a request for pre-application advice relating to a holiday lodge development to include self-catering, timber framed lodges arranged in a landscaping setting, to include a small facility building, children's play area and associated landscaping features.

Former Nursery Site – The owner of this parcel of land bounded by the school on the west, School Lane on the north and the cottages of Police Station Lane on the east has expressed an interest in bringing forward the land for development. He is holding discussions with the Planning Authority but no formal proposals have yet been submitted.

ENFORCEMENT

Apparent breaches of planning consent are investigated by inspectors from Winchester City Council. Unfortunately, this department has had serious staffing problems which now appear to have been resolved, and the Parish Council is working closely with them in relation to a small number of sites. In the event of finding a breach, an inspector may issue an Enforcement Notice which will set out steps that the recipient should take to remedy the breach and a timetable for doing so.

LOUISE WITHERS

18 April 2016