

BENTWORTH PARISH COUNCIL

Chairman: David Hawes

Clerk: Allison Spyer

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MINUTES OF PLANNING MEETING

Wednesday 16th November 2016, Jubilee Hall, 7.30pm

1 **Present: Councillors:** Paul Mellish, Abbey George & David Hawes

2 **Apologies for absence:** Allison Spyer (Clerk), Veronica Parker

3 **Declarations of Interest:**

There were no declarations of interest

4 **Meeting open to the Public:**

There were no members of the public in attendance.

5 **Planning Applications:**

25539/012, Ham Farm, Station Road, Bentworth, Alton, GU34 5QY

Prior notification - change of use of agricultural barn to a dwelling.

No objections in principle but concerns were raised about sight lines at exit onto Station Road, condition of access track to the proposed site and environmental concerns regarding ground conditions. The committee would like to see a full planning Application before approving the scheme.

56996, Storage Silo off Haley Lane, Station Road, Bentworth, Alton

Agricultural Prior Notification - agricultural store for storage of slurry and other material applied to land to confer agricultural benefit.

Mindful of Governments policy regarding the importance of agriculture the Council requests EHDC carefully to review the application and to advise it if the development is "permitted development". The Council is concerned that the development proposed would have a "significant impact" on its surroundings. It is to be sited on high ground away from any other development of any kind and the development will involve "slurry and other forms of material" being brought to the site and emptied into the planned tank(s) presumably in lorries or trailers. Due to the capacity of the Silo it is also presumed that it will be used as a holding tank for other locations. Again this will involve more lorry movements within the parish. This will require the development of what is currently a rural track and a turning circle/hard standing for vehicles. Highways need to be involved to assess the impact on this rural community plus the communities of Lasham, Medstead and Four Marks. The Council is concerned about the siting of the proposed development on high ground in rural space which is otherwise undeveloped, its design and external appearance, safety, how the rural track will be developed and the entrance/exit to the rural track from the public road. The Silo's capacity is such that it could be a risk to the immediate environment should the structure fail. There is no provision for a catchment area should this circumstance occur. Again due to the capacity it will be a hazard should someone fall into the Silo. There is no provision to take any safeguarding into account. Given their concerns, subject to EHDC being satisfied that the proposed development is "permitted development", the Council recommend that EHDC require "prior approval" as to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit and siting and appearance of the tank(s) and generally with

regard to the proposed development as detailed above".

29810/001, Thedden Farm, Wivelrod Road, Bentworth, Alton, GU34 4AT

Prior notification of proposed change of use of agricultural building to a single dwelling house and associated building operations under class Q(a) and (b).

No objections in principle to single dwelling but concerns were raised that the scheme showed no bathrooms. Are the rest of the buildings attached to the proposed conversion to remain as agricultural use? Full planning application required before approval of scheme.

6 Date of Next Meeting – When required

Signed Date