

BENTWORTH PARISH COUNCIL

Chair: Cllr Jane Costigan

Clerk: Ms Allison Spyer

Tel: 07786 063579 Email: clerk@bentworthparishcouncil.org

MINUTES OF PLANNING MEETING

20 April 2021 Via Zoom

- Councillors Present:** Veronica Parker, Jane Costigan, Danny Green, Kathryn Courtier, Tony Costigan & Allison Spyer
- Apologies for absence:** Callum Knight
- Declarations of Interest:** Kathryn Courtier declared an interest as a direct neighbour to the applicants.
- Minutes of the Previous Meeting:** Approved after the inclusion of KC's attendance.
- Meeting Open to the Public:** There were six members of the public in attendance including the owners of Russell House and their agent who presented a case for the approval of the application. Immediate neighbours on both sides of Russell House were also in attendance and heavily objected to the application with an additional presentation. All points from both sides were listened to by the planning committee, discussed and taken into consideration.
- Planning Applications** – To consider the Parish Council's response to the following planning applications:
24622/021, Russell House, Village Street, Bentworth, Alton, GU34 5RB
Proposal: Replacement dwelling with associated alterations to access, parking and turning space, and landscaping following demolition of existing dwelling, garage and storage buildings.

OBJECTION

Bentworth Parish Council wish to object to this planning application in it's current form, The reasons for the objection are:

- The design may breach the 50% rule as the house was extended in the 1980's when a room was built on and the then garage became living accommodation. Since then another garage has been built and is now included in the current calculations. The applicant appears to have used the building that had recently been the subject of a compliance issue as part of the allowed calculations as well as "permitted development" rights which may have already been used in the earlier extensions.
- The house is positioned too far back in the plot and therefore straddles the Settlement Policy Boundary. Bentworth PC are keen to avoid this kind of breach as it is the thin end of a wedge toward backland development. Bentworth Parish has an

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emerging neighbourhood plan which specifically mentions that the Parish wishes to avoid such development.

- The windows overlooking Ival's Farm gives rise to privacy concerns.
- The appearance of the proposed house is not in keeping with the surrounding area.
- There are no outbuildings associated with this application and Bentworth Parish Council are of the opinion that at the very least a 4 bed-roomed family house would need a garage/storage, building for cars, bikes, and garden equipment which a family would have. Hence it looks like the planning application is incomplete in terms of a family home.

Bentworth Parish Council would also like the planners to bear in mind that although the proposed dwelling is not inside the Conservation Area, the boundary runs along the front of this plot and the street scene will be affected. This plot has already been the subject of several compliance issues.

Allison Spyer

Clerk to Bentworth Parish Council

Press and public are welcome to attend.