

**HOUGHTON PARISH COUNCIL**  
**Minutes of the Extraordinary Parish Council Meeting**  
**held on Thursday 20<sup>th</sup> September 2018**  
**at Houghton Village Hall, 8.00pm**

Present: Parish Councillors: I Burt (Chair), A Young (Vice Chair), L Adams, P Chant, P Kennesion, A Dougall

Members of the Public: 12

Minutes: Cllr Ingrid Burt (Chair)

The meeting started at 8.00pm

<b>1</b>	<b>Apologies</b> Apologies received from James Scougall	<b>Noted</b>
<b>2</b>	<b>Declarations of Interest</b> Cllrs to declare any interest relating to items on this agenda. None.	<b>Noted</b>
<b>3</b>	<b>Public Participation</b> Public comment on planning application 18/02308/FULLS Resident – Pleased that the paddock will be maintained and planted with native trees and that there is a green roof which fits with our conservation area. It is very sympathetic with our conservation area. Public comment on planning application 18/02345/FULLS Resident 1 – too large Resident 2 - design is out of keeping Resident 3 - design is not good	
<b>4</b>	<b>Planning Applications</b> a) 18/02308/FULLS – Demolition of existing dwelling & garage & erection of replacement dwelling – Dianthus, Houghton Cllr Chant commented that it was a large property and that there is no need for further large properties, but that it wouldn't be very visible. He also commented that the materials would be in keeping with the conservation area. Cllr Adams – another modest property being lost to another larger property, the green elements of the property are good, but the design isn't in keeping with the village vernacular. Cllr Dougall – the design is out of keeping with the village vernacular. Cllr Kennesion – the plans have been well thought through, the planting will mean it will blend in well. Cllr Young – it is a large building, but with a low profile which is good. Cllr Burt – a lot of thought has gone into the profile from the street scene, the design is in keeping with our conservation area and the plot is large enough to take an increase. The Chair called a vote and there were 4 councillors with no objection and two objected. <b>No Objection</b> – proposed by Cllr Burt, seconded by Cllr Kennesion b) 18/02345/FULLS – Extend kitchen & dining room, two storey extension to provide drawing room & sun room with bedroom & ensuite over, single storey extensions to form utility, gym & office – Orchard House, Faithfulls Drove Cllr Chant – large and not in keeping Cllr Adams – design is wrong and not right for the village, but the plot is big. Cllr Dougall – design is in keeping with the rest of the house. Not a different style from the existing building. Cllr Kennesion – too large and doesn't sit with the property Cllr Young – too large and far too visible. Not in keeping with the village scene <b>Objection</b> – the proposal is out of character with the rural setting. It needs to be more sympathetic with the village vernacular. The scale of the extension will mean that it is too visible from various roads and footpaths. Proposed by Cllr Burt, seconded Cllr Adams, all agreed. c) 18/02334/VARS – Removal of agricultural occupancy condition (non-compliance with condition 3 of TVS.1098/2 – Agricultural dwelling) – Merlins, Spitfire Lane, Chattis Hill <b>No comment</b> – proposed by Cllr Burt, seconded by Cllr Young, all agreed. d) 18/01953/FULLS - Erection of a detached dwelling - Land Adjacent To Meadow View, Houghton – Cllrs to consider submitting further comments for this application. Cllr Burt explained that she had attended a meeting with the Planning Officer, Astrid Lynn and had explained that the PC were not happy with the consultee comments from the Ecologist as they didn't take into account the cumulative effect of all the developments in the southern end of the village. The planning officer advised that if	

**HOUGHTON PARISH COUNCIL**  
**Minutes of the Extraordinary Parish Council Meeting**  
**held on Thursday 20<sup>th</sup> September 2018**  
**at Houghton Village Hall, 8.00pm**

	<p>the PC wished to make further comments then that would be acceptable. Cllr Young explained that he had done some extensive research on the biodiversity of the copse and that further comments should be submitted.</p> <p><b>The comments to be submitted are:</b></p> <p>The copse has become part of an ambitious five year programme of work through which the British Trust for Ornithology aims to improve our knowledge and understanding of breeding owl species. We believe that Tawny owls have successfully bred here over the years so it is the perfect site for this study. The copse also supports our village rookery.</p> <p>Many of our migrant birds are in long term breeding decline in Britain: many being on the red list e.g. the spotted fly catcher - observed this year in the copse, as identified in the ALUCO report, in addition to the listed song thrush and dunnock. Spring migrating birds arrive in Britain from early March onwards to May. Many of them winter in Sub-Saharan Africa, the Sahel or South Africa. Their migration journeys to Britain follow an easterly route via Spain, a south easterly route via Italy or an easterly route via the Balkans. All three routes converging on southern Britain</p> <p>Once in Britain, depending on species, they make their way along well established migration routes eg westerly, central and easterly.</p> <p>The central routes, green corridors, follow natural features such as the rivers Test and Itchen as the birds migrate north. As migration progresses bird numbers increase and prominent landmarks and resting/feeding places are needed. The small sheltered woods and copses of the Test Valley being ideal.</p> <p>The small conservation village of Houghton, in the heart of rural Test Valley, has lost 3 vital habitats in recent years which help and support migration continuity. The last remaining copse, so vital to this migration route is now under threat. It provides shelter, food and a safe resting area particularly for small passerines. To lose this vital migration link would be a disaster and add to the already declining local and National bio-diversity. The copse consists of native trees and bushes at various stages of maturity interspersed with gladed areas. This makes it an excellent bio-diverse habitat, it has a unique understory that has built up over many years, which is perfect for foraging ground feeding birds, animals and insects.</p> <p>As identified by the ALUCO eco report 8 species of bat were found to be unitising the site for foraging and commuting. The assemblage of bats are of local and national value, notably one of Britain's rarest bats, the Barbastelle bat which are highly protected.</p> <p>All of the above observations identify the copse not necessarily as a breeding ground for so many species but as a vital "green corridor" for our local birds and bats, to forage and commute - This must be preserved as part of the "bigger conservation picture".</p> <p>The Whole wood tree preservation order, placed on the copse in 6/7/17, by TVBC, was an act of great forethought and of huge benefit to conservation and bio-diversity in Houghton and beyond. The Village requests it is retained in-perpetuity.</p> <p>The proposal almost certainly contravenes 'The Conservation of Habitats and Species Regs, 2010'.</p> <p>The south end of the village has seen unprecedented change in the past two years and is expecting even more once the Houghton Farmyard development starts. Within a very small area, there will be another 13 houses built in the next year, 6 houses already built at Kent's Orchard, extensive work (potential demolition and rebuild) at Dianthus, extension and further works at South End Cottage and refurbishment and works at Houghton Farmhouse. All of these in conjunction undoubtedly have had or will have a disastrous effect on the biodiversity in the area. The area in question is extremely close to the River Test and its designated SSI. The Ecologist's report done for the application failed to take this cumulative effect into account. Very disappointingly, TVBC's Ecologist's consultee's comments also failed to take into account the cumulative effect of all the other developments/building works in the immediate vicinity. The Houghton Farmyard development for 13 houses is due to start shortly. An ancient hedgerow was removed by mistake on the site and there will be further disruption to the biodiversity. The development at Kent's Orchard also meant that many trees were removed, squeezing vital habitats out. It is therefore totally understandable that the copse remains intact as the rest of immediate vicinity is developed.</p> <p>The Parish Council also have major concerns over any future planning applications at the site. In the current application there is no proposal for a garage or outbuildings. There could well be a subsequent application which would further impact on bio-</p>	
--	---	--

**HOUGHTON PARISH COUNCIL**  
**Minutes of the Extraordinary Parish Council Meeting**  
**held on Thursday 20<sup>th</sup> September 2018**  
**at Houghton Village Hall, 8.00pm**

	<p>diversity and the trees.</p> <p>The Parish Council has never seen as many objections from residents to a planning application as this one. They all state how important the copse is for the village.</p> <p>Proposed by Cllr Burt, seconded by Cllr Young, all agreed.</p>	
<b>5</b>	<p><b>Independent Ecology Survey</b></p> <p>a) Cllrs to consider engaging the services of an ecologist to carry out a survey on the site for the planning application 18/01953/FULLS</p> <p>Cllr Young explained that he had tried at length to obtain quotes from many Ecologists. This had proved impossible, since it is the wrong time of year and that the Ecology report done for the application was extremely extensive and there would be little to add. He also found that there wasn't scope to analyse the cumulative effect of all the development in the area as Ecology reports are done on a case by case basis.</p> <p>b) Cllrs to approve the cost if Item 5a is approved. Not applicable.</p>	
<b>6</b>	<p><b>Annual Governance &amp; Accountability Return (AGAR)</b></p> <p>a) Cllrs to accept the external auditor's report and certificate for the year ending 31 March 2018.</p> <p>Cllrs accepted the external auditors report and certificate stating that the information provided in Sections 1 and 2 are in accordance with Proper Practices and there are no other matters arising from the report. The auditor's report and Notice of Conclusion of Audit have been published on the PC website.</p> <p>Cllr Burt proposed, Cllr Young seconded, all agreed.</p> <p>b) Cllrs to approve the payment of the auditor's invoice of £1,300.00 + VAT</p> <p>Cllr Adams proposed, Cllr Burt seconded, all agreed</p>	

**Meeting closed at 9.00pm**

**These minutes were approved and signed by the Chairman at the meeting held on Tuesday 6<sup>th</sup> November 2018**