

HOUGHTON PARISH COUNCIL
Minutes of the Extraordinary Parish Council Meeting
held on Tuesday 23rd February 2021
at 19.30 via the Zoom platform

Present: Parish Councillors: A Young (Chairman), L Adams (Vice Chairman)
A Dougall, J Coombes, P Chant.
Borough Cllrs A Johnston and I Jeffrey.

Members of the Public: 3

Minutes: Mrs C L Cotterell (Parish Clerk)

The meeting started at 19.30

Item	Minute	Actions
1	Chairman's Welcome The Chairman welcomed all to the meeting.	
2	Apologies Apologies received from County Cllr Gibson.	Noted
3	Declarations of Interest Cllrs to declare an interest in any items of business on this agenda – Cllr Chant declared an interest in Item 4a.	Noted
4	Planning – Cllrs to propose a response to the following Planning Applications: <ul style="list-style-type: none"> a) 21/00278/FULLS - Demolition of bungalow and shed; construction of two four bedroom dwellings with three off road parking spaces and sewage treatment plant – The Bungalow Stevens Drove Houghton – 3 residents spoke objecting to this application. After discussion Cllrs resolved to Object to this application for the reasons outlined in the attached Appendix to these minutes – Cllr Jeffrey offered to stand up and speak in support of HPC and offered to carry out a site visit. Cllr Jeffrey's offer was accepted by HPC and he was thanked for his support – Proposed Cllr Dougall, seconded Cllr Coombes, 3 voted for and 1 abstention. <u>Proposal carried.</u> (Note: Cllr Adams lost connection during this item and rejoined the meeting during Item 4c.) b) 21/00182/FULLS – Erection of shed – Land Opposite to Meadow View Houghton – Resolved to Support – Proposed Cllr Dougall, seconded Cllr Coombes, all agreed. c) 21/00222/FULLS - Conversion of former mill and mill house to form a dwelling with self-contained annexe – PA Hilton Ltd Horsebridge Mill Horsebridge Road Kings Somborne – <u>It was noted that this application is within Kings Somborne parish and no response will be made by Houghton Parish Council.</u> 	Cllr Jeffrey
5	Next Meeting Full Council Meeting – Tuesday 9 th March 2021 – 7.30pm	

Meeting closed at 20.05

These Minutes were approved at the meeting held on 9th March 2021

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Appendix

Item 4a - 21/00278/FULLS - Demolition of bungalow and shed; construction of two four bedroom dwellings with three off road parking spaces and sewage treatment plant – The Bungalow Stevens Drove Houghton.

Houghton Parish Council resolved to Object to this application for the following reasons:

Houghton is a small, traditional Test Valley village with conservation status. Housing in the village is well spaced and set in reasonable sized gardens. This is the village vernacular. Both villagers and visitors alike appreciate the rural scene.

This proposal completely and utterly contravenes all the planning criteria of the TVBC local Plan 2016-2029. Such infill is not permitted in Houghton as it is contrary to the Houghton Conservation document which states that *'new development will be sympathetic to, and enhance, the character of the area'*. What is proposed is not sympathetic to and will not enhance the character of the area. In recent times a whole village survey was also carried out for the NDP and this clearly demonstrated that the people of Houghton appreciate their conservation village and do not want such additional speculative housing.

The following sections of the TVBC Local Plan will be contravened if this proposed application is approved:

Policy E1: *High Quality Development will be permitted if it is of an appropriate quality in terms of design and local distinctiveness.*

The plot size is not characteristic of the village. The proposed car parking is ridiculous with the car ports scaling at 1.5m wide. Also, what about the oil tanks, soakaways for the sewage system? There is just not room. We can envisage a dangerous situation of car parking on Stevens drove because of this.

A proposal should integrate, respect and complement the character of the area in which the development is located in terms of layout, appearance, scale, materials and building styles.

However, **this proposal absolutely does not integrate, respect or compliment the character of the area; the reverse is true.**

Policy E2: *Protect, Conserve and Enhance the Landscape Character of the Village to ensure the protection, conservation and enhancement of the landscape. This policy states that development will be permitted provided that: (a) it does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located; (b) it is designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced; (c) the existing and proposed landscaping and landscape features enable it to positively integrate into the landscape character of the area ...*

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This proposal *will* absolutely have a detrimental impact on the immediate area, not to mention the fact that it will overlook and take light from the neighbouring property.

Environment: The next door neighbour already has a main sewer processor plant adjacent to their back garden, which serves the complete Stevens Drove estate (40+ houses) and which gives out a considerable continuous noise and odour. This proposed addition can only add to that. An additional unacceptable nuisance that possibly contravenes Environmental protection Laws.

Policy E9: *Heritage Development and/or works affecting a heritage asset will be permitted provided that: (a) it would make a positive contribution to sustaining or enhancing the significance of the heritage asset taking into account of its character, appearance and setting; etc.*

The Village lies within the Test Valley heritage area and this application is adjacent to a long distance walk and the proposed building will obviously be detrimental to the pleasure of walkers and residents alike.

Villagers have had to contend with 28 plus speculative houses being built in their Conservation Village and they really do not want any more such development, and at least none until the NDP is reviewed in five years' time.

Please take serious note of this objection.
Houghton Parish Council