

Minutes of the Planning Committee Meeting

held on Thursday, 24th September, 2015 at 7.15pm at All Saints Church, Church Road, Upper Farringdon, GU34 3EG.

Present: Cllr R. Chase (Chair) and Cllr. S. Anderton
19 Members of the Public.
Edwin Macknamara, Acting Clerk.

MINUTES

25/15PL APOLOGIES & WELCOME - Cllr. T. Cubitt and Cllr. N. Newens had sent apologies for absence.

26/15PL MINUTES

Members APPROVED the minutes from the Planning Committee meeting held on 2nd September, 2015 which were then signed by the Chairman as a correct record of events.

27/15PL DISCLOSABLE PECUNIARY INTERESTS AND NON PECUNIARY INTERESTS

None were declared.

28/15PL OFFICIAL RECEIPTS: None

29/15PL PETITIONS/STATEMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC

There were 19 Members of the Public present and they were invited by the Chairman to speak on the appeal against the refusal of planning permission by East Hampshire District Council in respect of Application No. 20926/003 Land North of Southernay, Crows Lane, Farringdon - Outline application for fourteen dwellings with associated access.

Cllr. Chase reminded the meeting that all comments received during the consideration of the application by EHDC would have been passed on to the Planning Inspectorate and the only comments that could now be made would be to modify, elaborate or withdraw comments already made. Comments relating to the materials to be used or access and layout would not be relevant as the application was in outline at this point. Any comments should, therefore, focus on whether the principle, including traffic and density, arrangement and layout of the housing and means of access including circulation space within the development would be acceptable. The current designation of the land was countryside although the Submission Draft Local Plan Part 2 identified this site as an allocation for 8 dwellings. The site was adjacent to the South Downs National Park, a Listed Building and Conservation area which would be a material consideration to be taken into account by the Planning Inspector.

The Planning Inspector would ignore issues relating to materials and elevations as they were not relevant at this outline stage and would be the subject of reserved matters should outline approval be granted by the Appeal Process. In conclusion the Chairman outlined the 4 reasons for refusal given by EHDC and reminded the meeting of that there had been early indication that the locally drafted plans for 8 dwellings on this site may not meet with the objections facing this current scheme.

The Public were then invited to make their comments.

The provision of affordable housing was raised and it was noted that this development would need to provide affordable housing as would any revised scheme for 8 dwellings. Schemes for 5 dwellings or less were exempt from the need for affordable housing.

A further comment was made to Massey's Folly which had now been sold for re-development and, therefore, reference to it being a "civic centre" were no longer relevant.

FARRINGDON PARISH COUNCIL

Acting Clerk: Edwin Macknamara

Tel: 07554 080649

Email: clerk@farringdonpc.org

There would certainly be an impact on the local infrastructure by planning permissions already given including the proposal for 500 dwellings on the hospital site north of Chawton as well as the possible development of other sites such as the Old Brewery at Alton now up for sale. With this in mind it was agreed that a scheme for 8 dwellings as recently illustrated locally would be more likely to be received favourably and this was reflected in the Submission Draft Local Plan Part 2 in which the site was allocated for 8 dwellings. In response to a question the Chairman confirmed that the Planning Inspectorate would be made aware of this by the Parish Council and by EHDC in their Appeal Statement.

The Chairman confirmed that the Appellant's Statement referred to the provision of allotments which would be gifted to the Parish Council. However, the need for allotments had not been justified by the appellant.

There were several comments about the statement made by the Appellant in respect of access to the site and the detrimental impact on highway safety. The meeting supported the Highway Authority decision to object to the access arrangements and supported the view that there would be a detrimental impact to the surrounding area. Any additional car parking along Crows Lane would be unacceptable whether it be residents of the scheme or visitors. Satisfactory access for refuse vehicles and other delivery vehicles had not been demonstrated contrary to Policy CP 31 (Transport) of the current Joint Core Strategy. This was further emphasised by a resident who felt that the current parking along the Crows Lane frontage would not be able to safely accommodate additional vehicles and the parking provision on site should be monitored carefully.

Although details of what the proposed dwellings would look like had been included in the application it was again emphasised that this was for illustrative purposes only and should be ignored for the purposes of the appeal.

In conclusion it was confirmed that this appeal was to be dealt with by the exchange of written statements and, therefore, any visit to the site by the Planning Inspector would not be made public. All residents were urged to submit their comments in writing to the Planning Inspectorate, Room 3/06, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Quoting Reference No, APP/M1710/W/15/3131878 by the 8th October, 2015.

30/15PL CURRENT PLANNING APPLICATIONS (if any)

Members REVIEWED the following planning application:

20926/003 - APPEAL REF: APP/M1710/W/15/3131878 Outline - Fourteen dwellings with associated access, Land north of Southernay, Crows Lane, Farringdon

<http://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do;jsessionid+67284B35EC8724A3C9ADE565EBE146?action=firstPage>

COMMENTS: The proposal for fourteen dwellings with associated access in Crows Lane is wholly unacceptable and that Farringdon Parish Council continue to object to this current proposal. The Parish Council supports the reasons for refusal given by EHDC and reflected in the Parish Council's original objections made at the meeting on Wednesday, 17th December, 2014. Having regard to the matters raised by residents at this public meeting a further letter would be sent to the Planning Inspector reinforcing the Parish Council's objections and highlighting the further views expressed by residents and in particular relating to current planning issues which affect this site.

These include the current approval for 500 dwellings on the old hospital site north of Chawton and other possible sites including the Old Brewery at Alton which will have a significant impact on the infrastructure of the surrounding area. The Draft Core Strategy includes a specific proposal for this site in Crows Lane which, if reflected in an appropriate planning application, is likely to be received more favourably and the current application should, therefore, be refused on Appeal by the Inspectorate. The concerns regarding access and parking have not been satisfactorily dealt with in the Appellants Appeal Statement and, therefore, the grounds for refusal should be confirmed by the Planning Inspectorate. The on-site provision and/or contributions to affordable housing and public open space/community facilities etc. have not been met and there is no demonstrated need for allotments in the Parish. The sale of Massey's Folly leaves Farringdon without a Village Hall facility which the Appellant refers to in their statement as a building currently available to the local community as a "civic centre".

FARRINGDON PARISH COUNCIL

Acting Clerk: Edwin Macknamara

Tel: 07554 080649

Email: clerk@farringdonpc.org

The Chairman **MOVED** to vote and following a unanimous show of hands, it was **RESOLVED** to **OPPOSE** this appeal and that the above comments be made to the Planning Inspector in support of the **REFUSAL** of the Appeal submitted.

31/15PL **PLANNING APPLICATION DECISIONS:** None

32/15PL **NEXT MEETING**

The next Planning Committee meeting will take place on Monday, 19th October, 2015 at 7pm at a venue to be confirmed.

There being no other business the meeting closed at 7.40pm.

Edwin Macknamara, Acting Clerk
Monday, 28 September 2015

Signed as a correct record of events by Cllr. R. Chase, Chairman of the Farringdon Parish Council Planning Committee.

_____ Date _____

Key Messages from the Planning Committee Meeting

held on Wednesday, 24th September, 2015 at 7.00pm at All Saints Church, Church Road, Farringdon, GU34 3EG.

Present: Cllr R. Chase (Chair) and Cllr. S. Anderton
19 Members of the Public
Edwin Macknamara, Acting Clerk.

30/15PL CURRENT PLANNING APPLICATIONS (if any)

Members REVIEWED the following planning application:

20926/003 - APPEAL REF: APP/M1710/W/15/3131878 Outline - Fourteen dwellings with associated access, Land north of Southernay, Crows Lane, Farringdon

<http://planningpublicaccess.southdowns.gov.uk/online-applications/simpleSearchResults.do;jsessionid+67284B35EC8724A3C9ADE565EBE146?action=firstPage>

COMMENTS: The proposal for fourteen dwellings with associated access in Crows Lane is wholly unacceptable and that Farringdon Parish Council continue to object to this current proposal. The Parish Council supports the reasons for refusal given by EHDC and reflected in the Parish Council's original objections made at the meeting on Wednesday, 17th December, 2014. Having regard to the matters raised by residents at this public meeting a further letter would be sent to the Planning Inspector reinforcing the Parish Council's objections and highlighting the further views expressed by residents and in particular relating to current planning issues which affect this site.

These include the current approval for 500 dwellings on the old hospital site north of Chawton and other possible sites including the Old Brewery at Alton which will have a significant impact on the infrastructure of the surrounding area. The Draft Core Strategy includes a specific proposal for this site in Crows Lane which, if reflected in an appropriate planning application, is likely to be received more favourably and the current application should, therefore, be refused on Appeal by the Inspectorate. The concerns regarding access and parking have not been satisfactorily dealt with in the Appellants Appeal Statement and, therefore, the grounds for refusal should be confirmed by the Planning Inspectorate. The on-site provision and/or contributions to affordable housing and public open space/community facilities etc. have not been met and there is no demonstrated need for allotment in the Parish. The sale of Massey's Folly leaves Farringdon without a Village Hall facility which the Appellant refers to in their statement as a building currently available to the local community as a "civic centre".

The Chairman **MOVED** to vote and following a unanimous show of hands, it was **RESOLVED** to **OPPOSE** this appeal and that the above comments be made to the Planning Inspector in support of the **REFUSAL** of the Appeal submitted.