

Minutes of the Planning Committee Meeting

held on Wednesday, 17th December, 2014 at 7.30pm at Farringdon Village Hall, Church Road, Farringdon, GU34 3EG

Present: Cllr J Cowan (Chair) Cllr. T Cubitt Cllr. H Garrard

41 members of the Public, Phil Satchell & Lewis Collins representing HLF Planning & Emma Dillnutt, Clerk.

1. APOLOGIES FOR ABSENCE

Members RECEIVED apologies from Cllr Ison. The Chairman welcomed those present and introduced Phil Satchell, representing HLF Planning, to answer questions arising from discussions on the Crows Lane outline planning application (EHDC - 20926/003) discussed later in the meeting.

2. MINUTES

Members APPROVED and the Chairman signed the minutes of the meeting held on 9th July 2014.

3. DISCLOSABLE PECUNIARY INTERESTS & NON-PECUNIARY INTERESTS

None were declared.

4. OFFICIAL RESPONSES

i) Members RECEIVED and registered a nil return to the HALC/CPRE notice to identify possible brownfield sites.

5. PETITIONS/STATEMENTS/QUESTIONS FROM MEMBERS OF THE PUBLIC

Various members of the public raised their hands to speak, all concerning the Crows Lane outline planning application (EHDC - 20926/003). The Chairman summarised the objections already raised on EHDC's website as follows:

- the development's location outside the village settlement boundary
- the sustainability of a development this size
- run off flood risk
- no identified need for housing, affordable or otherwise?
- increased traffic and the safety
- access to the site with parking on and off Crows Lane already dangerous
- the removal of a mature hedgerow
- the style and layout of the dwellings

and requested, due to time constraints, that the public only speak if they have concerns differing from those mentioned. A number of members of the public then took the opportunity to speak, reiterating some of the points above along with:

- to question the accuracy of describing Massey's Folly as a 'civic centre' in the plans
- to question the timber clad design of the dwellings
- the perception that the views of villagers will not be taken into account at EHDC level
- concern over the 'clouding' of the way EHDC and the SDNPA deal with planning applications, particularly on the boundary between the two.
- the area on the plans set aside for refuse and bicycles seems unduly small for a development of this size
- agricultural regulations allow for fewer animals to be grazed on this land than the number of people this development is designed for
- the old mill site was dismissed for development as it was deemed unsustainable, if that is so, how can this development be different?
- to say that developing this site would change the character of the village

Mr Satchell was invited to respond regarding the refuse area and timber clad design. He stated that the plans have been drawn up using EHDC's guidelines and where possible, the amount of space set aside for storage of such things as refuse, bicycles and in this case, cars has been increased. The area in question is 8 metres square and sufficient for 10 large refuse bins. The farmstead style development uses timber cladding and stone around a courtyard with 50% landscaping to complement buildings in the locale and to keep the context of Farringdon.

The Chairman responded to the perception that the views of villagers will not be taken into account at EHDC level. He disagreed, using this application as an example, where objections had been raised with EHDC on two previous applications made for the site. These applications were subsequently rejected which has encouraged the developers to engage with villagers to submit a design which has tried to address some of the objections raised.

The Chairman thanked those present for attending and for their comments. The meeting was then closed for public comments.

6. CURRENT PLANNING APPLICATIONS

Members CONSIDERED the following planning applications with DECISIONS registered as follows:-

Two storey rear extension and front porch (Bat Survey received 17.11.14)

Fern Cottage, The Street Upper Farringdon Alton GU34 3DT

Ref. No: SDNP/14/04863/HOUS - Received: Wed 24 Sep 2014 - Validated: Mon 17 Nov 2014

Status: Pending Consideration

Closing Date: 19 December 2014

Members registered NO OBJECTION to this application.

External alterations comprising two storey rear extension and front porch (Bat Survey received 17.11.14)

Fern Cottage, The Street Upper Farringdon Alton GU34 3DT

Ref. No: SDNP/14/04864/LIS - Received: Wed 24 Sep 2014 - Validated: Mon 17 Nov 2014

Status: Pending Consideration

Fern Cottage The Street Upper Farringdon Alton GU34 3DT

Closing Date: 19 December 2014

Members registered NO OBJECTION to this application.

Outline - Fourteen dwellings with associated access

Land North of Southernhay, Crows Lane, Farringdon, Alton

EHDC - 20926/003 | Closing Date: 25 December 2014

Members unanimously registered OBJECTION to this application on the basis that whilst the revised plans are an improvement on previous versions, the objections previously raised (see item 5. above) remain valid. Other key issues identified were:

- the need to focus on whether this application meets the principles for development within the village which are set out in the Village Plan document.
- the need to question the sustainability of developments of this size within a rural community
- the requirement to evidence the need for this number and type of houses
- the need to protect the nature and feel of the village
- the committee, however, remain to be convinced of any flood risk on this site

TREE - RELATED:

Fell the two Yew trees.

Hawthorne Cottage Shirnall Hill Upper Farringdon Alton Hampshire GU34 3DS

Ref. No: SDNP/14/06022/TCA - Received: Fri 21 Nov 2014 - Validated: Tue 25 Nov 2014 |

Status: Pending Consideration

Expiry date: 23 December 2014

Members RECEIVED notice from Cllr Williams (Tree Warden) and registered OBJECTION to this application on the grounds that the house is in the conservation area, the trees are very slow growing and form part of the street scene. Thinning and pruning would be more appropriate.

7. NON-CURRENT PLANNING APPLICATIONS

The Clerk REPORTED all non-current applications as follows and Members RATIFIED any comments made.

NON-MATERIAL AMENDMENTS: Comments not required

Two-storey extension to side elevation only (variation to SDNP/13/04099/HOUS)

1 Old Sidings Brightstone Lane Lower Farringdon Alton Hampshire GU34 3DP

Ref. No: SDNP/14/06280/NMA - Received: Thu 04 Dec 2014 - Validated: Thu 04 Dec 2014 |

Status: Pending Consideration

Revised location of proposed garage and adjustments to external landscaping (variation to SDNP/12/02567/FUL)

Rivendell Shirnall Hill Upper Farringdon Alton Hampshire GU34 3EJ

Ref. No: SDNP/14/03392/NMA | Received: Fri 04 Jul 2014 | Validated: Fri 08 Aug 2014 |

Status: Application Refused

VARIATION/DISCHARGE OF CONDITIONS:

Compliance with Conditions for discharge of condition 5 - samples Original Application ref: 13/05506/FUL

Land to The North and South East of Serendipity Brightstone Lane Lower Farringdon Alton Hampshire

Ref. No: SDNP/14/05230/DCOND | Received: Mon 06 Oct 2014 | Validated: Wed 05 Nov 2014 |

Status: Pending Consideration - Expired 13 November with no comments registered.

Discharge of Condition 3 - Archaeological Report

Manor House Church Road Upper Farringdon Alton Hampshire GU34 3EG

Ref. No: SDNP/14/05283/DCOND | Received: Thu 21 Aug 2014 | Validated: Fri 05 Sep 2014 |

Status: Pending Consideration - Expired 30 October with no comments registered.

Variation of condition 4, 5 and 16 following approval of SDNP/12/02567/FUL

Rivendell Shirnall Hill Upper Farringdon Alton GU34 3EJ

Ref. No: SDNP/14/04689/CND | Received: Mon 15 Sep 2014 | Validated: Tue 16 Sep 2014 |

Status: Approved. Expired 22 October 2014 - Discussed at 1 October PC meeting and formally objected on 3 October.

PRE-APPLICATIONS: Comments not required

Proposed extension (either demolition of garage or first-floor above) and possible extension below decking to the rear - meeting 15 October 2014

The Folly Kitcombe Lane Farringdon Alton Hampshire GU34 3ND

Ref. No: SDNP/14/05074/PRE - Received: Tue 07 Oct 2014 - Validated: Wed 15 Oct 2014 |

Status: Pre Application Advice Given

Extensions - Meeting 10 September 2014

Gwenby Stud The Street Upper Farringdon Alton Hampshire GU34 3DS

Ref. No: SDNP/14/04480/PRE - Received: Thu 04 Sep 2014 - Validated: Wed 10 Sep 2014 |

Status: Pre Application Advice Given

1. 2 storey extension to front or 2. check on existing plans already submitted by owner or 3. 1 storey extension to the south - meeting 10 September 2014

Gwenby Stud The Street Upper Farringdon Alton Hampshire GU34 3DS

Ref. No: SDNP/14/04732/PRE - Received: Mon 11 Aug 2014 - Validated: Wed 10 Sep 2014 |

Status: Application Withdrawn

Replace cedar shingle with ceramic tiles to match and pitched-roof to replace flat-roofed area

Bracken Cottage Kitcombe Lane Farringdon Alton Hampshire GU34 3ND

Ref. No: SDNP/14/03935/PRE - Received: Thu 24 Jul 2014 - Validated: Thu 24 Jul 2014 |

Status: Pre Application Advice Given

FARRINGDON PARISH COUNCIL

Clerk: Emma Dillnutt

Tel: 07554 080649

Email: clerk@farringdonpc.org

TREE - RELATED:

Four (4) Beech trees - crown reduce by 3 - 4 metres leaving a crown height of 7 - 8 metres and a crown lift to 3 metres Beech Tree - 20% crown thin; Judas tree - 5 - 10% crown thin ; Yew Tree - cut back from building to give 1 metre clearance mixed Hedge - reduce by 6 - 8 feet in height; 2 Blackthorn, Hollies and 1 Elder cut to ground level

Holly Cottage Shirnall Hill Upper Farringdon Alton Hampshire GU34 3DS

Ref. No: SDNP/14/05035/TCA - Received: Fri 03 Oct 2014 - Validated: Wed 12 Nov 2014 |

Status: Pending Consideration - Expired: 9 December 2014 and no objection registered.

3 x Robinia - 20% crown reduction leaving crown at 15m x 15m (these trees make a single crown). 1 x Acer - reduce and thin by 10% leaving crown at 4m wide x 5m high.

Tylers Church Road Upper Farringdon Alton Hampshire GU34 3EG

Ref. No: SDNP/14/05740/TCA - Received: Tue 04 Nov 2014 - Validated: Tue 04 Nov 2014 |

Status: Pending Consideration - Expired: 2 December 2014 with no objection registered.

Willow Tree - reduce height and spread as shown on photographs submitted with the application form.

Priors Barn Hall Lane Farringdon Alton Hampshire GU34 3EA

Ref. No: SDNP/14/05584/TCA - Received: Wed 29 Oct 2014 - Validated: Wed 29 Oct 2014 |

Status: No Objection - Expired 19 November 2014 with no objection registered.

7. NEXT MEETING

The next Planning Committee meeting will take place prior to the full Parish Council meeting on 7 January 2015. The meeting will commence at 7pm.

There being no other business the meeting closed at 8.25pm.

Signed as a correct record of events by Jeremy Cowan, Chairman of the Farringdon Parish Council Planning Committee.

_____ Date _____

Key Messages from the Planning Committee Meeting

held on Wednesday, 17th December, 2014 at 7.30pm at Farringdon Village Hall, Church Road, Farringdon, GU34 3EG

Present: Cllr J Cowan (Chair) Cllr. T Cubitt Cllr. H Garrard

41 members of the Public, Phil Satchell & Lewis Collins representing HLF Planning and Emma Dillnutt, Parish Clerk.

- Numerous members of the public voiced their concerns over an application for outline planning for 14 dwellings on the Land North of Southernhay, Crows Lane. Whilst the plans submitted address some of the objections raised previously, the committee unanimously agreed that these plans did not go far enough and that many of the previous objections remained valid. A formal OBJECTION to this application has been therefore registered with EHDC. (EHDC - 20926/003 | Closing Date: 25 December 2014)
- The next Planning Committee meeting will take place prior to the full Parish Council meeting on 7 January 2015. The meeting will commence at 7pm.

The Chairman and members of the Planning Committee would like to take this opportunity to wish the community a very Happy Christmas.