

SHEET PARISH COUNCIL

CHAIRPERSON: Ron Dark

CLERK: Jenny Hollington

Minutes of a Meeting of Sheet Parish Council held on Tuesday, 17th November 2015 at 7.30 p.m. at Sheet Village Hall

Present: Cllrs. Ron Dark (in the Chair) Tony Clear Vaughan Clarke
Will Glancy Brian Bird Gail Martin

In Attendance: Tony Burton, Burton Property Ltd
Jenny Hollington, Clerk

There were 9 members of the public in attendance.

15/249 **Apologies** – Apologies had been received from Cllrs. Alan Biddlecombe, Robin Forrest and District Councillor, Nicky Noble.

15/250 **Declarations of Interests** – None declared

15/251 **Public Comment** – The Chairman confirmed that standing orders would be suspended to allow comments on specific planning applications once that item was reached.

15/252 **Planning** – Current planning applications were discussed:

SDNP/15/05485/FUL – Erection of 11 dwellings and associated access, parking and open space, including an emergency rear access to Sheet Primary School and parking for residents of School Lane – Land north east of Sheet Primary School, School Lane, Sheet, Hampshire

The Chairman explained that following the SDNPA SHLAA (Strategic Housing Land Availability Assessment), 2 parcels of land have been identified as suitable for development within the parish – the land behind School Lane, and land behind Pulens Lane.

Out of an allocation of 100 houses to be built in outlying villages, Sheet has been allocated 20, possibly because of its close proximity to Petersfield facilities – e.g. railway, shops, etc. SDNPA has indicated that the land behind School Lane could accommodate 15 homes - Mr. Burton proposes 11 homes plus supplementary measures for provision of parking for School Lane residents and rear access to the School. In addition, 4 of the houses will be affordable homes, for those with a proven link to the village.

The following concerns were raised by members of the public in attendance at the meeting:

- Residents of houses at the bottom of the site raised concerns with regard to the effect of building on a slope and the height and configuration of buildings overlooking their properties. It was pointed out that no balloon tests have been carried out to ascertain height. Mr. Burton agreed that levels are a challenge but pointed out that the majority of the new homes are to be built in the corner furthest away from the properties in question. In addition, the height of the nearest houses has been lowered, they are cottage scale, and the trees on the bank will grow to minimise impact.
- There are already sewage issues at the Mill Lane pumping station and the proposed development will only increase this pressure. Mr. Burton confirmed that he is aware of the issues and is dealing with Southern Water to agree a scheme of improvement to the Mill Lane Pumping Station.
- Headlights and light from the development will shine into the back gardens of properties below. Mr. Burton confirmed that the development has been designed to minimise the effect of light and car headlights on existing properties. There will be no vehicular movement beyond a certain point.

- Surface water will run into the stream only a few feet from residences at the bottom of the slope. The flow is already dangerous during the winter months and in periods of heavy rain. Mr. Burton confirmed that engineers have designed a scheme so that storm water will be held in a tanking system under the road and filtered into the system.
- A third of the site of the site will remain undeveloped with the current proposals. It was queried who would be responsible for maintaining the site, and whether more units will be added in the future? Mr. Burton confirmed that the land will either be maintained by the Parish Council or by a residents' management group. Whoever is responsible would be obliged to look after it properly. An appropriate sum of money would be calculated by SDNPA and allocated to cover this expense. The land will be a visual amenity (i.e. not for football).
- Parking and speed of traffic are already an issue in the village and if the level crossing is closed by Network Rail, it will become even worse, with traffic being pushed along the Farnham Road. Speed along the Farnham Road is already an issue. Visitor parking isn't available within the site and will add to congestion on the Farnham Road and in the village. Mr. Burton said that visibility from the site entrance is good, but made difficult by cars parking opposite the entrance. A traffic survey has been carried out. The Chairman confirmed that Hampshire Highways will be consulted and will make a decision on this.
- Safety of the stream was queried. Mr. Burton confirmed that the stream would be appropriately fenced.
- Site working restrictions will be part of planning conditions and are not therefore specified within the application.

In summary, the Chairman thanked everyone for their comments and pointed out that the Parish Council can only take material considerations into account when responding to planning applications. He also noted that SDNPA have indicated that the site is suitable for development for 15 houses. Following discussion, the following response was agreed:

The Parish Council has No Objection to the proposal with the following provisos:

- Sewage – An agreed scheme of improvement must be confirmed in order to cope with the additional load into an already problematic system.
- Surface water run off – an adequate scheme to cope with surface water run-off from the site must be provided.
- Parking and access – The impact of visitor parking and vehicular access to the site must be taken into consideration;
- Overlooking and privacy – the houses situated at the bottom of the site, on the other side of the stream, will be overlooked from a height – appropriate screening must be provided.
- Safety issues around the stream must be addressed
- Full consideration of the cost of open land maintenance must be taken into account.

SDNP/15/05384/FUL – Single storey side extension following demolition of existing single storey side extension – The Queen's Head, Village Street, Sheet, GU32 2AH

The Parish Council has No Objection to this planning application

SDNP/15/05489/HOUS – Single storey front and rear extensions and conversion of part of roof space into habitable accommodation, and installation of 3 roof windows – 19 Shear Hill, Petersfield, GU31 4BB.

The Parish Council has No Objection to this planning application

15/253 Date of Next Meeting – Tuesday, 8th December at 7.30 p.m. The meeting closed at 8.40 p.m.