

## Corhampton & Meonstoke Parish Council

### Minutes of the Planning Meeting held 14<sup>th</sup> March 2016 at the Meon Hall, Meonstoke for the purpose of a Public Consultation.

**Present :** Cllrs Jerry Pett, Jane McCormick, John Shaw

**Also Present:** Tim Slaney - Director of Planning SDNP, Richard Ferguson - Planning Officer SDNP, Tom Francis for the Developer - Country Homes .

**In attendance:** R Hoile – Clerk

**Members of the public:** 53

1. **Apologies** for absence had been received from WCC Cllr N Bodtger
2. **Declarations of disclosable pecuniary/non-pecuniary interests on agenda items.** None
3. **PUBLIC SESSION:**

**Cllr Pett** asked why, at strategic level, the parish has ended up with an application for 27 houses from a starting point of 10, subsequently reduced to 8 which the SDNP Design Panel judged as an overdeveloped layout of prohibitively small properties needing an appropriate design to reflect the character of the setting. The preferred option set the housing target at 11 dwellings. The SDNP Design Panel says 8 is overdevelopment.

**Tim Slaney** responded that SDNP is charged with making the best use of land against the background of the SDNP Local Plan Preferred Options based on knowledge of available land at the time, the area of which provided for 11 but asterisked, because SDNP had not nailed down the exact sites. The National Planning Framework (NPPF) allows for a scheme which really works on a site which is design-led rather than numbers-led. Strategic Housing Land Availability (SHLAA ) is set against objectively assessed housing needs based on existing, migration and growth needs. The number assessed for this area is far higher than the land available. There is pressure for SDNP to provide more. National parks are not tasked to meet numbers if there are good reasons not to e.g. to protect landscape.

**Richard Ferguson** re-iterated the 'not about numbers' approach. The applications are considered in terms of the current Local Plan. C & M has a settlement policy in the form of development within the settlement boundary, the original plan of detached properties set in a row created a cramped over-developed appearance which was awkward in terms of a street scheme. The Design Review Panel looked at the 2<sup>nd</sup> scheme having walked round Millside which is of higher density than that proposed. Thus the latter scheme had the benefit of a walk around.

**Tom Francis** added a point regarding policy - the SDNP emerging plan proposes to reduce the settlement boundary and reduce large areas of land.

**Cllr Pett** maintained the current application was not sustainable due to insufficient public transport.

**Tim Slaney** took a different view in terms of pubs, schools and shops. Corhampton is relatively sustainable compared to other parts of the National Park.

#### Summary of public comment and questions; SDNP officers' and Developer's responses:

##### A. Egress through de Port Heights

**Public:** Single lane, unsuitable for increase of 54 cars from Vernon House (17 units) and Houghton's (10 units). Unsuitable width for delivery lorries service vehicles and trucks, loss of turning head. Restricted space for visitor parking - insufficient parking provision at Millside cited. Loss of amenity of existing quiet access due to creation of major access.

**SDNP officers:** Access to the houses is off an A road, if the County Council say the road can accommodate the amount of traffic, it would be difficult to challenge. The Design Review Panel is to address provision of parking, look at engineering solutions and traffic movement. A decision has to be taken whether 1, 2 or 3 exits of the A32 is preferred in principle.

**Developer:** The developer has tried to take local views into account. A road safety report has been produced. De Port Heights egress was preferred and Highways have approved. Multiple exits of the A32

##### B. Street scene, building design & density.

**Public:** Street scene design is urban rather than picking up on the vernacular. What is the strategy for a holistic solution to deal with a large site?

**SDNP officers:** Local materials are incorporated. Contemporary or traditional, design can be subjective, a balance has to be struck which is a debate the members will have when the application is considered. The Local Plan calls for a mix of sizes. SDNP will be looking into juxtaposition, boundary screening and proximity.

**C. Affordable housing**

**Public:** Will there be any affordable housing?

**SDNP officers:** Requirements are being discussed with the developers. Affordable housing is usually prioritised ahead of market housing but the land was purchased before the current Local Plan was adopted. SDNP will look for payment in lieu.

**D. Time Scale**

**Public:** How / when will large scheme be developed, piecemeal or treated as a large site?

**SDNP officers:** There would be a site management plan.

**Developer:** Scheme will be in 2 phases and market led to react to need for 2/3/4 bed houses. From grant of Planning permission Phase 1, Houghton's Yard 14 months, Phase 2 Vernon House 18 months. Could run concurrently.

**E. Parking and access to the shop**

**Public:** No pavement for children to walk to bus stop. Loss of layby when Millside was built - require car parking spaces re-instated.

**SDNP officers:** SDNP will scrutinise at road audit; look for contribution from the developer. The Parish Council should take opportunity to create wish-list, but grant of planning permission not guaranteed.

**F. Landscape, trees and screening**

**Public:** Trees, detrimental noise level in playground.

**SDNP officers:** Principle of a play area is recommended.

**Developer:** Mature trees to remain except ash. Consider using felled wood for playground. 6 mature trees 6'-7' high to be planted.

**G. Boundary Settlement**

**Public:** To meet housing objectives, what is the strategic policy for reducing the settlement boundary?

**SDNP officers:** The general strategy is to be landscape led to ensure green fingers bleed into the settlement. SDNP will consider views, but are partly guided by Highways. To be addressed are design, privacy and landscaping, to encourage play space, continuum and sustainability.

**SDNP officers and the Developer departed at 8.40pm.**

**4. The meeting resumed at 8.45pm for the Planning Committee to consider the following planning applications:**

4.1 Ref: SDNP/15/05227/FUL SDNP/15/ 05227/FUL

Houghton's Transport (wickham) Ltd Warnford Road Corhampton SO32 3ND

(AMENDMENT 15 OCTOBER 2015 & ADDITIONAL INFORMATION SUBMITTED 18/2/16)

Cessation of haulage yard and demolition of existing commercial buildings. Construction of eight dwellings with parking, cycle and refuse collection provision with access off Warnford Road and De Port Heights

**Comment:** The Parish Council, whilst accepting and supportive of the principle of development on this site, **OBJECTS** to the current proposal for 10 dwellings on the basis of: housing mix, vehicle access, pedestrian access, drainage and design. For the full transcript see [parish consultee response](#)

4.2 Ref: SDNP/16/00967/FUL

Address: Vernon House Warnford Road Corhampton Hampshire SO32 3ND

Proposal: The demolition of part of Vernon House, and construction of x17 houses comprising x13 (3-bedroom) and x4 (4-Bedroom) houses, revised access and landscaping.

**Comment:** The Parish Council, whilst accepting and supportive of the principle of development on this site, **OBJECTS** to the current proposal for 17 dwellings on the basis of: housing mix, pedestrian access, drainage and design. See [parish consultee response](#)

**5. The meeting closed at 9.20pm**