

**Minutes of the Meeting of Selborne Parish Council Planning Committee
held in Blackmoor Village Hall on Wednesday 22nd August 2007 at 7:30pm**

Present:	Mrs. M Palmer Mrs. H Carter Mrs. M Barnfield, Mr. P Ravenscroft (7:45pm) Mr. T McMeekan Mr. S Cabrol Mrs. A Boase Mr. N James	Chair
	Mrs. L Coney	Clerk

Also present was Margaret Effenberg from Liss Parish Plan.

Item 1 – Apologies for absence

Apologies were received from Cllr Dixon, Cllr Mrs. Luty, Cllr Goater and Cllr Ravenscroft.

On completion of item 1 the meeting recessed to allow members of the public to speak on any matter prior to the re-commencement of the meeting. There were no questions.

Item 2 – Approval of minutes from the planning meeting on Wednesday 8th August 2007. It was **AGREED** that the minutes were accepted as a true record and signed accordingly.

Item 3 - Disclosure of Pecuniary and other interests.

The Chairman reminded members who had an interest to disclose, in relation to any item included in the agenda for this meeting, that it was their duty to do so at the appropriate agenda item. (As required to be disclosed by Section 94(1) of the Local Government Act 1972; and in accordance with the Parish Councils Order 2001). Cllr Mrs Carter wished to declare a personal interest in item 6. Lythe Bank

Item 4 – Parish Plan & VDS talk from Margaret Effenberg (Liss Parish Plan)

Margaret introduced herself to the council. She started by stressing that she is not on Liss Parish Council and never has been. She got involved with the Liss Village Design Statement in 1998 and has been with the group ever since. The VDS took two years to complete and was adopted by EHDC as supplementary planning guidance (SPG). Indeed any builder wishing to develop property in Liss is directed by EHDC to buy a VDS (£5.00) before considering whether Liss is appropriate for them. The group, she feels acts as a kind of dogs body for the parish council. About three and a half years ago Parish Plans came along and the group began to focus on that, undertaking the parish plan and then a Community Landscape Character Statement (CLCS). They work with the parish council and she stressed that it is important to have councillors in the group so that it is a true partnership.

Margaret recommended getting in touch with a lady called Anne Harrison who specialises in parish plans and came to the first public meeting at Liss, when nearly 300 people came to listen to her speak. The meeting was also useful for getting people to sign up as volunteers for leaflet drops, writing reports, analysing questionnaires and so on. The meeting was advertised in the Herald and Post as well as the parish magazine and a large banner outside the village hall. The meeting co-incided with the village AGM so there were a lot of people there. .

Margaret recommended kicking off the parish plan by undertaking a parish healthcheck, which states exactly what is in the parish, what facilities and amenities it has, areas of interest and so on. Then she recommended having a public exhibition ideally held over two days and involve locals groups such as the school and encourage public participation to show people what their parish is all about. Ideas such as having a large map with landmarks pinpointed on it, and have post it notes for different sections of the map so people can make comments and responses about particular areas. From this you can get the basis for the questionnaire. The priorities generally make themselves known, and they are not always what you think they will be. Following the meeting the questionnaire was written and distributed to all households via the parish magazine. About 250 people responded to the questionnaire and a result a crossover youth project and a mobile cinema for the older residents has already been actioned.

Parish Plans are about what you have and haven't got, and how you can achieve your aims. E.g three people in Liss had asked for a swimming pool. This was not possible but they have worked with the local transport network so that the public transport to Petersfield is better so that residents can go there to swim.

The Parish Plan report has not yet been written up but the aims of the plan are already being carried out. Andy Ferrier and Chris Paterson at EHDC have been very helpful. Margaret advised to take any offers of help and use EHDC to help you formulate your report. In Liss the clergy have been very helpful as they know much about what is happening day to day in the parish. The Parish Plan group gives regular short reports to the parish council to update them on their progress. They are also planning to upload the plan on to the parish website so it can be updated easily as well as having paper copies.

Margaret felt it would be worth asking EHDC what they want in a Community Landscape Character Statement . She was asked which would you do first if you were starting at the beginning. Margaret felt that the Parish Plan should take priority followed by the VDS and Landscape Character Statement. Finally she says that the one thing you do need is bundles of energy !

Cllr Mrs Palmer thanked Margaret for a very helpful and informative talk.

The clerk was asked to send a letter of thanks and a box of chocolates to Mrs Effenberg from the parish council as she had kindly given up her evening to attend this meeting.
The clerk was also asked to speak to Andy Ferrier to see where to go next and to put this item on the full council agenda as it will now be an ongoing matter.
The clerk was also asked to e-mail Mrs Effenberg to get contact details for Anne Harrison and details of the healthcheck.

Item 5 – Planning matter arising. There were no matters arising.

Item 6 – Planning applications.

39634/001 DETACHED DWELLING WITH ASSOCIATED ACCESS. Lythe Bank, Selborne Road, Selborne, Alton, GU34 3JA.
OBJECTION. See Appendix A

Item 7 – Planning Decisions.

50366 CHANGE OF USE FROM HOTEL/GUESTHOUSE (C1) TO DWELLING (C3) The Limes, High Street, Selborne, Alton, GU34 3JH **NOTICE OF PERMISSION**
33798/007 DETACHED CLIMATE CONTROLLED BUILDING FOR USE AS FRUIT STORE Blackmoor Estate, Church Lane, Blackmoor, Liss, GU33 6BS **NOTICE OF PERMISSION**
21046/011 THREE DORMER WINDOWS Oakhanger Cottage, Oakhanger Road, Oakhanger, Bordon, GU35 9JU **NOTICE OF PERMISSION**

Item 8 – Correspondence received.

Electronic Planning Applications. E-mail from Daryl Phillips. Councillors had received a copy of an e-mail sent from Daryl Phillips informing the council that hard copy applications will no longer be received after April 2008 as per the government directive to make planning electronic. The council was asked if they had any concerns with this. The clerk was asked to write to Mr. Phillips and ask whether the time frames will remain the same, and also how can parishes be sure that all the documents will be loaded on to the internet – is there a mechanism to ensure that all documents are scanned in as they are not always done at the moment. Also, will there be a check box so that it flags up to the case officer if the parish council response has not been received and to speak to the clerk before making a decision. With no confirmation that web responses have been received, the clerk cannot guarantee that the response has made it to the case officer. Finally, it is often the case that much of the detail of drawings is lost when they are scanned in to the web – will there still be a hard copy at Petersfield to look at if necessary and is there a grant available for looking at the on-line plans with a simple projector system?

Item 9 - Any Other Business. In accordance with Local Council Administration there will be no resolution made on matters arising from this item. If action is required the matter will be placed upon a future agenda.

Item 10 - Date and Place of next meeting. – Wednesday 12th September 2007 at Selborne Village Hall 7:30pm.

The meeting closed at 9:10pm

Signed

Date

Chairman of planning

Appendix A - Lythe Bank, Selborne Road, Selborne

OBJECT – for the following material reasons:

- The proposed building would be of considerable bulk in the landscape here and would significantly overdevelop the site.
- Looking from the main road, the site lies to the right of Lythe Bank. There are extensive views across to Selborne Hanger that are important to the attractive rural setting of this historic village and they contribute to the sense of rural tranquillity. The proposed house would block views to the Hanger from this location and would therefore have a harmful physical impact on the landscape.
- Public footpath no. 501 lies on the south / south west boundary of the site. The development would compromise the amenity of that footpath.
- The land then falls away across Kimbers, a field of very rural character within the Selborne Conservation Area and bordering the footpath. The proposed house would neither preserve nor enhance the character or appearance of the Conservation Area.
- The proposal would have a detrimental effect on important views within the AONB / South Downs National Park
- Selborne has only limited sustainability – as the Planning Inspector into the Local Plan explains at para 5.6.40 of his Report.
- The proposal conflicts with national and local policy that development within SPBs should have access to a range of facilities, services and jobs.

- Planning applications now have to be “*Good enough to approve, not just bad enough to refuse.*” This application is bad for Selborne, and bad in the wider national interest, and should be refused.
- The proposal conflicts with the sub-text explanation of **EHDCLP Policy H3**;
- The proposal conflicts with **PPS1** and the concept of sustainable development;
- The proposal conflicts with **PPS3** and its requirement that development should be in locations which offer a good range of community facilities, good access to jobs, key services and infrastructure, and which are well-connected to public transport.
- The Design and Access Statement contains errors of fact. It is therefore not credible as a justification for the application.
- Selborne has no proven or established need for market housing.

SPC requests that the East Hampshire AONB Officer, Nat Belderson, should be consulted in this case because of the significant impact on the protected landscape and because Selborne will be within the South Downs National Park, whether or not the Inspector's possible alternative boundary is accepted.

Selborne Parish Council wishes also to make the following observations and comments in relation to planning policy, to the Design and Access Statement and to the issue of need:

1. Planning Policy

EHDCLP Policy H3, PPS1, PPS3 augur against the application and the Local Plan Inspector's Report is also pertinent.

The sub-text that explains **EHDC Local Plan Policy H3**, which allows for infilling within SPBs, states that:

- *“Taking all the policies of the Plan as a whole, not all sites will be deemed suitable for development. For example, certain undeveloped areas of land form important features in the street scene and should be retained.....proposals for their development would be resisted.*
 - *“The Council will require development to make efficient use of land depending on the character of the site, its surroundings and its accessibility to facilities, local services and employment.*
- and
- *“The Council aims to make the best use of land and premises within settlements which have access to a range of facilities, services and jobs.”*

Whilst the site is the garden of Lythe Bank and is therefore ‘previously developed (or brownfield) land’ **PPS3 Annex B** specifically states that:

- *There is no presumption that land that is previously developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.*

PPS1 requires the delivery of housing in rural areas to respect the key principles underpinning the PPS i.e. the sustainability of development.

PPS3 develops this concept and explains that housing developments are to be in locations which offer a good range of community facilities and with good access to jobs, key services and infrastructure and which are well-connected to public transport.

This application fails these tests.

2. The Access and Design Statement

The Parish Council can find nothing in the Application's Design and Access Statement that gives a reasonable or credible justification for the proposal.

The Design and Access Statement takes a different view on some matters from the view taken by the Local Plan Inspector in his Report following the public inquiry into the Local Plan.

The Statement argues that ‘Selborne is a sizeable settlement with a number of facilities making it sustainable. It has a shop and Post Office, a hotel, a pub and a village school. In addition, there are tea rooms at Gilbert White's house. The village is relative (sic) well served by a bus service to Alton.’

However, at para 5.6.40 of his Report, the Inspector says that ‘*The village is some 7 km south of Alton. It has a primary school, a shop and 2 public houses. There is no railway station and the bus service is poor.... Any new residents would be heavily reliant on the larger settlements within and without the District. This means even more traffic on the roads.*

He frequently talks about the ‘*limited sustainability*’ of the village.

There are other inaccuracies in the Access and Design Statement e.g. it argues that 'Hampshire County Council have recently carried out extensive works through the village to reduce traffic speeds'. However, this is not the case. HCC carried out extensive works with the specific intention to improve pedestrian safety. That is a matter of fact and public record.

The Statement also claims that 'Hampshire County Council are proposing to reduce traffic speeds to 20 mph in the vicinity of schools: the site is very near Selborne School and would be inside the 20 mph area'. However, much as the Parish Council would like a 20 mph speed limit near the school, it is a matter of fact and public record that the County Council has specifically rejected the suggestion.

Because several of the claims put forward in the Design and Access Statement are demonstrably inaccurate, it therefore calls the justification for the planning application into question.

3. Need

No argument is presented that there is a need for the proposal. Whilst there is a demonstrable need in East Hampshire for affordable housing, there is no established need for market housing in Selborne.