

Greatham Parish Council

Minutes of the Planning sub-committee meeting of Greatham Parish Council held at Greatham Village Hall on 21st July 2011 at 8.20pm (following the Extraordinary Parish Council Meeting)

Present Cllr D Jerrard (Chairman), Cllr Trodden, Cllr Cheesman, Cllr D Rudd, Mrs Ann Hart (Parish Clerk) Also attending; Cllr P Larner, Cllr Mrs S Jerrard, Cllr Miss C Rudd.

Chairman of the Parish Council Planning sub-committee, Cllr D Jerrard opened the meeting.

1. Chairman's Announcements

Cllr D Jerrard suggested that 2 councillors might take up the training places offered to them by the Planning Advisory Service for Saturday 23rd July 2011. Cllr D Jerrard and Cllr D Rudd agreed to attend.

2. Apologies for Absence

There were no councillors absent, so no apologies were received.

3. Declarations of Interest

The following declarations were made and acknowledged;

- Cllr P Larner declared an interest for application 53075/001 – 6 Woolmer Cottages as he was nearby neighbour of the property
- Cllr D Rudd declared an interest for application 53196/001 – 4 Sundale Cottages as he was nearby neighbour of the property
- Cllr J Trodden declared his interest (as the applicant) for application 25324/004 - 3 Woolmer Villas as he was the owner of the property, all remaining councillors declared a personal and prejudicial interest as fellow councillors with Cll J Trodden and therefore no decision could be made.
- Cllr D Jerrard, Cllr A Cheesman, Cllr P Larner, Cllr Mrs S Jerrard declared an interest in application 20067/014 - The Old Rectory as they are personal friends of an neighbour to the applicant.

4. Approval of minutes of 21st June 2011

The minutes were reviewed. Cllr A Cheesman proposed approval of the minutes of the minutes as being a true and accurate record of the meeting Cllr J Trodden seconded the proposal. The proposal was unanimously agreed. The minutes were approved and signed by the Chairman Cllr D Jerrard.

5. Matters Arising from the minutes of 21st June 2011

Cllr D Jerrard asked Cllr P Larner what the action was on agenda item 7? Cllr P Larner advised that it was for him to send an email with the new Parish Council Chairman's contact details to Ms Mansi for her to arrange for the information to be corrected on the Accolade planning system. Cllr P Larner confirmed that he had done this and the action on the Action Log could be closed.

6. Planning Applications

Application	Address	Proposal	Consultation Expiry Date
53075/001	6 Woolmer Cottages Benhams Lane, Greatham, Liss, GU33 6BD	TWO STOREY EXTENSION TO REAR FOLLOWING DEMOLITION OF SINGLE STOREY EXTENSION	21.07.2011

Cllr P Larner, having declared an interest in 6 Woolmer Cottages as he was nearby neighbour of the property, left the meeting. It was noted that the application is a resubmission after an objection from a neighbour. No further objection has been raised. The proposed alterations are in keeping with the neighbouring property (adjoining) and the unanimous decision was to support the application. Cllr D Jerrard would submit the comments of the Parish Council on-line Cllr P Larner re-joined the meeting.

Action DJ

Application	Address	Proposal	Consultation Expiry Date
53196/001	4 Sundale Cottages Longmoor Road Greatham, Liss GU33 6AW	SINGLE STOREY REAR AND SIDE EXTENSION TO LOWER GROUND FLOOR	25.07.2011

Cllr D Rudd, having declared an interest in 4 Sundale Cottages as he was nearby neighbour of the property, left the meeting. The application was considered and the unanimous decision was to support the application. Cllr D Jerrard would submit the comments of the Parish Council on-line. Cllr D Rudd re-joined the meeting.

Action DJ

Application	Address	Proposal	Consultation Expiry Date
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Application	Address	Proposal	Consultation Expiry Date
25324/004	3 Woolmer Villas, Petersfield Road Greatham, Liss, GU33 6AY	CHANGE OF USE OF PART OF GROUND FLOOR TO TEA ROOM, ALTERATION TO SHOP FRONT, ALTERATIONS TO REAR ENTRANCE FOR FLAT OVER AND ENLARGEMENT OF DORMER WINDOW TO NORTH WEST ELEVATION	01.08.2011

All councillors declared an interest as they were following councillors with Cllr J Trodden who was the owner of the property and applicant. As such only a discussion could take place. Cllr D Rudd introduced the application made by Cllr Trodden and read-out a letter addressed to Head of Planning at East Hampshire District Council from Highways & Transport Department of Hampshire County Council. The Author was Mr Oakley. The letter recommended that the application be turned down on the matter of 'insufficient information'. Mr Oakley stated that there would be inadequate parking spaces for customers parking at a tea room for a prolonged period, a situation further exacerbated by the conversion of the flat above and the occupant of the flat needing a parking space. The discussion highlighted the existence of extra parking space in the near vicinity provided by the lay by on the A325 and the parking area near the woods; both adequate for 'passing trade'; and the fact that 'local' customers would be foot traffic and not need parking spaces. Cllr J Trodden stated that he would provide more information in support of his application.

During the discussion it was highlighted by Cllr D Jerrard that Mr Oakley seems to be applying different rules to this application than to other previous applications, to which the council agreed. Cllr P Larner suggested that a letter could be sent from the Parish Council, to East Hants District Council with concerns on the reasoning of this application, with inconsistent traffic advice. Cllr P Larner asked for this concern to be made an Agenda Item for the next Full Council Meeting to discuss the inconsistencies. Cllr D Jerrard agreed to prepare examples of decisions where there appears to be inconsistencies so that the council may write for an explanation of how the Highways and Transport Department audit the decisions to ensure consistency.

Action DJ

Application	Address	Proposal	Consultation Expiry Date
22067/014	The Old Rectory, Petersfield Road, Greatham, Liss, GU33 6HA	RETROSPECTIVE PERMISSION FOR DRIVEWAY GATES	12.08.2011

Cllr D Jerrard, Cllr A Cheesman, Cllr P Larner, Cllr Mrs S Jerrard declared an interest in the planning application for 'The Old Rectory' as they are personal friends of a neighbour to the applicant and left the meeting.

Cllr D Rudd reported that he had undertaken a site visit. He said that he had been unable to speak to the owner. The new gates already in situ are of a solid, wooden construction, not in keeping with the period property which is a Grade II listed building. It was noted that the gates now mean that there is a traffic hazard as neighbours have to reverse onto a main road. Cllr D Rudd recommended, and it was agreed by all remaining councillors, that the council object to the application on the two grounds. The first being on the grounds of safety and the second on the grounds that the design and materials are not in keeping with a Grade II listed building. It agreed that Cllr D Rudd would draft the wording for Cllr D Jerrard to submit on-line to the District Council.

7. Consultation: SDNPA Statement of Community Involvement.

Cllr D Jerrard informed the council that Hawkley, Bramshott and Liphook, Stroud and Liss Parish councils had replied to the questionnaire issued by the South Downs National Park Authority. Cllr D Jerrard suggested the creation of a working party to complete the questionnaire by the deadline of 15th August 2011.

Cllr D Jerrard, Cllr A Cheesman and Cllr D Rudd agreed to do this, although other councillors may submit comments in writing to them.

Action DJ, AC, DR

8. Consultation: Planning for Traveller Sites.

Cllr P Larner informed the council that Hawkley Parish Council had replied to the questionnaire and commented that they had made the point that planning for provision of sites for travellers could be interpreted as segregation on the grounds of race. Cllr P Larner agreed to email the questionnaire for Cllr D Jerrard to complete.

Action PL, DJ

9. Exclusion of members of the public and press

To enable a full discussion of the next agenda item, it was proposed that the Parish Council exclude members of the public and press, as it was likely, in view of the nature of the business that if members of the public were to be present during that item there would be disclosure of exempt information as specified in Paragraph 4 and 5 of Part 1 of Schedule 12A (as amended) to the Local Government Act 1972. The proposal was made by Cllr P Larner, seconded by Cllr D Jerrard, and unanimously accepted.

10. Enforcement of Planning Conditions

A discussion was held between the councillors.

Following this agenda item, the meeting was again opened to the public.

11. Date of next meeting

The Chairman reminded councillors that the next meeting was scheduled for Tuesday 16th August 2011, but would only be held if there were planning applications for discussion.

Just before the meeting closed, Cllr P Lerner advised councillors that he had received an email from Sarah Osman (a school governor of Greatham Primary School) regarding the '20 is plenty' speed limit issue near the village school. She was asking if there was any progress on the speed limit issues, and said that the School Chair of Governors is happy to work with Cllr D Rudd to progress the matter. Cllr D Rudd stated that he was still waiting to hear from the Highways Department.

12. Close of Meeting

The Meeting closed at 9.50pm.

Summary of Actions

Meeting Date	Agenda Item	Who	Action	Status
21.07.2011	6 (a)	DJ	To submit the Parish Council's comments on the application for 53075/001 – 6 Woolmer Cottages into the EHDC Online Planning 'portal'	Open
21.07.2011	6 (b)	DJ	To submit the Parish Council's comments on the application for 53196/001 - 4 Sundale Cottages into the EHDC Online Planning portal	Open
21.07.2011	6 (c)	DJ	To prepare examples of decisions where there appears to be inconsistencies so that the council may write for an explanation of how the Highways and Transport Department audit the decisions to ensure consistency.	Open
21.07.2011	6 (d)	DJ	To submit the Parish Council's comments on the application for 22067/014 - The Old Rectory into the EHDC Online Planning portal	Open
21.07.2011	7	DJ,AC,DR	To complete and return by 15 th August the questionnaire issued by the South Downs National Park Authority.	Open
21.07.2011	8	PL	To email the questionnaire to Cllr D Jerrard	Open
21.07.2011	8	DJ	To complete the questionnaire by 3 rd August 2011	Open