

Greatham Parish Council

Minutes of the Planning sub-committee meeting of Greatham Parish Council held at Greatham Village Hall on 20th September at 7.30pm.

Present Cllr D Jerrard (Chairman), Cllr Trodden, Cllr Cheesman, Cllr D Rudd, Cllr S Jerrard
(Acting Clerk)

Also present: Cllr C Rudd.
There were 2 members of the public present.

1. Chairman's Announcements

The Chairman of the Parish Council Planning sub-committee, Cllr D Jerrard opened the meeting. The Chairman pointed out the fire exit and asked for everyone present to turn off their mobile phones. He explained that as there was no Clerk present, Councillor S Jerrard would perform that role.

2. Apologies for Absence

The Clerk had sent her apologies. Her absence was due to illness. There were no other apologies.

3. Declarations of interest.

Councillor D Jerrard stated that councillors should still declare personal and prejudicial interests as well as the new pecuniary interests, so that any decision made by the council on planning matters could not be challenged.

Councillor D Rudd stated that he had been advised by EHDC to the effect that when the planning application for Fern Farm is discussed he leave the room as he has a prejudicial interest.

4. Report of Planning Chairman

There was nothing to add.

5. Planning Applications – the following discussions took place.

Application	Address	Proposal / Designated Councillor	Consultation Expiry Date
SDNP/12/01676/FUL	The Welcome Longmoor Road Greatham Liss GU33 6AH	Three detached dwellings, detached triple garage, associated access, parking, landscaping following demolition of The Welcome (D Jerrard / J Trodden)	1.10.12

Councillor Trodden stated that the council had previously looked at this in January of this year, and there were no significant differences, except that possibly the houses have been set back from the road more.

Councillor D Jerrard stated that the garage block at the front of the properties was 'hideous'.

Councillor D Rudd pointed out that previously the council had considered 3 properties were too many and had concerned about the traffic, and that the council should stick to that decision.

Councillor A Cheesman suggested that 2 houses should be the maximum based on the size of the plot.

Councillor C Rudd asked to speak as a member of the public. The Chairman apologised for not asking sooner, and asked for any public comments. Councillor C Rudd, requested that the council consider the parking a serious issue as she is a resident who lives up Longmoor Road and suffers from traffic and parking issues. She pointed out that potentially there could be 4 cars per house.

Mr Alan Booton contributed to the conversation by referring to the development at the Silver Birch site is a good example of cars parking everywhere and being an overdevelopment. He considered 2 properties at this site to be more appropriate.

Mrs Jacqui Cheesman reiterated the point that parking is a consideration, and a triple garage for 3 dwelling is not sufficient as there will be more than 3 cars there. She declared that as neighbours on that road they have to live with the parking.

The Chairman thanked the public for their comments.

The Chairman stated that in his opinion the parking would be a nightmare, that is to say that the required manoeuvring on the property would probably mean residents end up parking on the road and the proposal would be disaster, both with the parking, and the view of the garage at the road. He also said that if 2 houses were built then each plot would be the same size at the neighbouring plots. He considered that the application has serious parking issues, which are potentially dangerous. He describe it as an 'overdevelopment which will unacceptably change the street scene.' Councillor D Rudd agreed that 2 houses would be better. The Chairman summarised the discussion that 2 Councillors were suggesting 2 houses and Councillor Trodden didn't have that issue. Councillor Trodden then spoke to say that if the parking issue was put to one side the development itself was acceptable. He explained that the 3 properties do not look out of place from the road, but as other councillors so rightly say the parking will be an issue. He added that the change since the last application is one house has been moved back and the garage been made bigger. He said he could improve on this design to accommodate parking but parking would be an issue with the design proposed. The council agreed that the garage was an eyesore. Councillor Trodden pointed out that they have to consider the application with its current design and the council is not able to suggest improvement to the design, and on that basis they should object to this application. The objection was on the basis of inadequate parking, overcrowding and ruination of the street scene. Councillor Trodden proposed, Councillor Rudd seconded the proposal and the council agreed unanimously. **AH**

Application	Address	Proposal / Designated Councillor	Consultation Expiry Date
SDNP/12/01822/FUL	Fern Farm Longmoor Road Greatham Liss Hampshire	Continued use of land as caravan site for single extended gypsy family to include two mobile homes, two touring caravans and associated utility room & alteration of access onto longmoor road Fern Farm Longmoor Road Greatham Liss Hampshire (D Jerrard)	11.10.12

The Chairman stated that Councillor D Rudd may listen to the introduction and may make a statement before he leaves the room.

Councillor D Rudd said that he would like to leave the room before any discussion takes place.

Councillor D Rudd left the room.

The Chairman read out the proposal as above. He said he has looked at the application which was made 31st July but rejected for not having the correct paperwork and submitted again in August and accepted. He stated that the payment slip was signed by Mr D Shea of Fern Farm, and the applicant is Mr D Shea c/o Mr Graham Lee, at an address in Surrey. The plans are drawn by John Simpson's Associates of Haslemere, (that is one Mr Footfosters Agents). He said that when looking at the application he noted that it talked of grazing on land not owned by Mr Shea. It also talks of a change of access and neither he nor Councillor Cheesman could see the new access on the plans. The Chairman explained that the 'Change of access' could mean to Wolfmere lane but that it didn't show a new access, but it did show 2 – one to Longmoor Road and one to Wolfmere Lane.

The Chairman opened the meeting to the public for their comments. Mr A Booton stated that there were moral issues, legal issues, family issues involved with traveller sites, but when you read the planning laws it says you can't take into account peoples personal circumstances and one can only object on planning issues. He asked if Mr Shea a gypsy or not?

Councillor D Jerrard said that within the definition of a gypsy we would have to say he is, as his mother was a Romany Gypsy, and that gives him the rights to claim gypsy status.

Mr A Booton asked what effect, if any the bankruptcy of Mr Shea (Senior) had on this application.

The Chairman responded that the application was by 'Mr D Shea', and on the certificates of ownership the land was in the name of D Shea Junior. The legal owner was Daniel Shea (junior), and the application was by D Shea Junior therefore from a planning view the bankruptcy of D Shea Senior had no bearing.

The Chairman added that there are pictures of horses grazing, they were not grazing on Fern Farm land and that there were now pigs running around the land.

'What about contamination of land?' Mr Booton asked. The Chairman stated that it is not a planning issue either as the council is considering a renewal of temporary permission, so unless something has changed it would not be relevant. Mrs Cheesman sought clarification that Mr Shea was applying for renewal for a further 3 years. The Chairman agreed that this was the assumption, as it is a renewal of a temporary permission. He also stated that in the document provided by Mr Simpson he states that there are no council gypsy sites available, so from that point of view the extended family can be provided for on this site, and that would be the same extended family that had the original temporary permission.

The Chairman said that on planning grounds he didn't think there is a chance of a successful opposition to this, but he wanted to look at what they meant be a change of access.

When asked by Mr Booton what the SDNP view would be, the Chairman said that they are not going to make any sudden changes, where temporary permissions have been given in the past. They might well tighten up new applications. He repeated that he would want to check the change of access because if it meant reverting to using Wolfmere Lane that was considered before and it was sealed off. He continued that it needed someone to talk to Leslie Wells the Case Officer and find out what 'change of access' meant. The Chairman stated that the Parish Council still had until 11th October to comment. The Chairman recommended that this item be on the agenda for the next full council meeting of 1st October for consideration at that time, and he would check before then on the issue of access, and Wolfmere Lane residents should meet to raise concerns.

Mr A Booton raised the question of whether the gypsy status of Mr D Shea had been confirmed by the gypsy council. The Chairman stated that on the application 3 yrs ago it was said on the paperwork from EHDC that the gypsy status had been verified and nothing has changed since then but the Parish Council can ask Leslie Wells for clarification that they have had confirmation from the Gypsy council that he qualifies as a gypsy.

Cllr Trodden stated that in he could understand that if his family had nowhere else to live it would be difficult to refuse, but he said that they don't live there and D Shea senior wasn't living there as per his bail conditions and there is confusion on who lives there, who owns the land, and who has applied for planning. He said that the Parish Council needed to ask these questions.

Mr Booton said that he thought the council would need to ask if he has adhered to all the conditions of the temporary planning permission given in the first place.

The Chairman compiled a list of Questions to clarify the issues including; Which D Shea is the applicant? What is meant by change of access? Is there any proof that either Jnr or Snr have lived at Fern Farm in the last 3 years? Have EHDC consulted the gypsy council and can you see the response? Have they complied with all planning conditions?

Chairman summarised that this item would be put on the agenda for 1st October and he would try to get the answers to the questions before that. He asked if the planning committee agreed with that course of action. They agreed that unanimously.

Action DJ

6. Date of next meeting

The Chairman reminded councillors that the next full meeting was 1st October 2012.

7. Close of Meeting

The meeting closed at 8.09pm.

Summary of Actions

Meeting Date	Agenda Item	Who	Action	Status
20.9.12	5i	AH	To submit consultee comments	Open
20.9.12	5ii	DJ	To investigate issues /questions raised with Case Officer at EHDC	Open