

Minutes of the Planning sub-committee meeting of Greatham Parish Council held at the Church of St John the Baptist, Greatham on Monday 16th October 2017 at 7.30pm.

Present Cllr E Packett, Cllr D Rudd, Cllr A Cheesman, Mrs J Ives (Clerk)
Cllr C Rudd and 23 members of the public also present

1. Chairman's Announcements

The Chairman pointed out the fire exit and asked for everyone present to turn off their mobile phones.

2. Apologies for Absence

Cllr S Jerrard

3. Declarations of Interest

There were no declarations of interest.

4. Public Question Time

Cllr Packett announced that public questions would be taken throughout item 5 on the South Downs National Park Authority Local Plan Consultation.

5. South Downs National Park Authority (SDNPA) Local Plan Consultation

Cllr Packett explained that this was the final consultation on the Local Plan before it is due to be submitted to Government in 2018. The last consultation was in 2015 and Cllr Packett advised that the following submission was made by the Parish Council to the proposed housing on land at Petersfield Road:

"Greatham Parish Council object to this allocation due to poor vehicular access; poor public transport and lack of community facilities including primary school and nursery places. The Settlement Policy Boundary should not be changed."

It was also stated that no comments were made by members of the public to this prior consultation. Cllr Packett stressed that members of the public should submit their own individual comments to the consultation and not leave it to the Parish Council alone to comment.

Cllr Packett invited members of the public to give their views on the Consultation and the following comments were made regarding the proposal for 35-40 houses on land at Petersfield Road to include a retail unit, an off road pedestrian and cycle route and a public open space:

- Have the Highways England been consulted on the consultation particularly relating to vehicular access to the sites proposed?
- Access to the Petersfield Road site is poor as it is on the brow of a hill
- The village may not need a retail unit as the last shop was not supported and closed
- The housing was too dense and this did not fit with the rest of the village which is far less dense
- The village should consider the potential Community Infrastructure Levy (CIL) returns ie there would be potential investment in a village shop, or improvements to roads, schools, public transport and recreation facilities
- The village should consider asking for a reduced number of houses than the proposed 40 with perhaps some of the site being used as a solar farm
- Parking spaces should be at least two per house built as parking on the main road is not adequate
- The affordable housing policy within the consultation documents should be considered as 11+ homes built would mean 50% should be affordable housing. The Parish Council has been informed that there are 11 families looking for affordable housing in Greatham.
- The open space proposed would be welcomed and could be used for a new play area or village green

- The pedestrian and cycle route would also be welcomed
- Many would welcome a community type shop as part of the development

Members of the public requested that the Parish Council publicises the consultation more widely with the distribution of a flyer and a page in the next Village Magazine. Clerk to action

A member of the public asked a question about the military site on Longmoor Road and whether this would also go for housing. Cllr C Rudd said that this would not affect Greatham as it was in Whitehill. Cllr Cheesman confirmed the site was being auctioned in 2019 and EHDC have already stated that they would prefer it to be industrial units although the military were keen for it be housing.

Cllr Packett introduced the second allocation in the SDNPA consultation which was for 4 permanent Gypsy and Traveller Pitches at Fern Farm and again invited members of the public to make comments.

- Concerns over large vehicles accessing the site from Longmoor Road and would want to ensure that the Highways England had been consulted on the proposal
- Objections should be based around highways and access rather than emotive issues
- Concerns over whether the area is an SSSI and, if so, whether this would affect wildlife habitats particularly for sand lizards, slow worms and adders. This site is a flood meadow.
- This site could potentially be used for housing if the other site at Petersfield took less housing ie spread the housing between the two sites
- Members of the public, and the Parish Council, recognise the need for traveller sites but would like to know if this particular site is helping EHDC achieve their longer term quota for such sites.

Clerk to action

- It was pointed out that Hawkley also has 4 traveller pitches within the consultation documents
- On page 276 of the consultation documents, item g states 'No commercial activities should take place on the land' It was felt that this should be emphasised more strongly and state that 'Commercial activities must not take place on the land'

A member of the public referenced page 142 of the consultation 'Gypsy and Traveller Planning Policy SD73' and encouraged others to read this policy.

The Clerk was asked to find the objections to the Fern Farm application in October 2015 and add these to the report for the next Council meeting. Clerk to action

Councillors discussed their summary of the public comments and will agree a document to be brought to the next Council meeting on Monday 6th November 2017. This document will form the basis of the Council's response to the Consultation and will cover the following:

- The number of houses at Petersfield Road should be a maximum of 20 units
- Each unit should have a minimum of two parking spaces
- Access to the site should be carefully considered
- A public open space and a pedestrian/cycle route would be welcomed
- A retail unit of some description, ie a community shop, would be of benefit

The meeting was adjourned by Cllr Packett at 9.10pm in order for Councillors to take advice from the Clerk about action to be taken at the next meeting.

The meeting was reconvened at 9.20pm.

Cllr Packett stated that the minutes of this meeting would be approved by full Council at their next meeting on Monday 6th November at which time the minutes would be put onto the Council website and could then be used by members of the public wishing to add their own comments to the Consultation to the SDNPA.

This will still allow members of the public two weeks to make their own representations before the deadline closes on 21st November 2017.

A summary of the discussion points within these minutes would be emailed out by the Clerk to those who submitted their email addresses with a note to say that these items had not been approved by Council and therefore would be subject to amendment. Clerk to action

Members of the public advised Councillors that they wished to appoint a Planning Consultant to look at the two sites and would finance this themselves although would like some financial assistance from the Council. Cllr C Rudd advised that any such request would have to be made a week in advance of the next meeting on 6th November 2017 in order to be added to the agenda.

6. Report of Planning Chairman

There was no report from the Planning Chairman as there were no other planning matters or applications to discuss.

7. Date of next meeting.

The Chairman reminded councillors that the next Planning meeting will be held on Monday 20th November (if applications were received).

8. Close of Meeting

The meeting closed at 9.25pm