

# DOGMERSFIELD PARISH COUNCIL

Meeting of Dogmersfield Parish Council with Andrew Hillyer and Sarah Callaghan

Monday 25<sup>th</sup> March 2019

7pm, The Church on the Heath, Elvetham Heath

Present:

Andrew Hillyer (AH)	Resident
Sarah Callaghan (SC)	Resident
Cllr Alastair Clark (AC)	Dogmersfield Parish Council
Cllr Graham Chisnall (GC)	Dogmersfield Parish Council
Helen Wright (HW)	Clerk to Dogmersfield Parish Council

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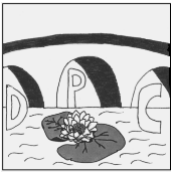
To be discussed: **Potential building on Church Lane**

AH and SC explained that they are considering building on the plot of land on Church Lane that they have owned for over 35 years. They were keen to emphasise that they intend for the development to be liked by the parish and to be in keeping with the style of the surrounding area.

They explained that they had employed an architect to draw up some plans some time ago, for one detached house which they would intend to live in themselves, and two semi-detached properties. Ideally they would have built one house for themselves, however they are aware that there are Planning considerations regarding making the best use of the size of the plot, and that just one building would not do so. Therefore to build an additional pair of semi-detached houses would be a better use of the land available, as well as providing lower cost housing in the parish. Councillors agreed that an improvement to the mix of housing stock in the parish would be beneficial. AH and SC explained that the pair of semi-detached houses would be in keeping with those on the opposite side of the road.

AH and SC showed their plans to the meeting, explaining that they are not entirely satisfied with them and would welcome suggestions from Councillors to try to ensure that they would be liked by the parish and hopefully be successful in a planning application to Hart District Council (HDC). The following points were noted:

- The style of the buildings is intended to be in old-looking brick, with attractive brickwork and clay tiles on the semi-detached properties – Councillors were in favour of such a design.
- The semi-detached properties would have parking spaces but no garages.
- All agreed that it would be preferable to avoid a straight line of houses in the design of the project.
- AH and SC asked whether there would be a preference for a shared driveway or individual driveways for the semi-detached houses. AC commented that cosmetically individual driveways may be preferable, and it was noted that there are rules which



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state that vehicles should be able to turn around and leave the site in a forwards direction. GC stated that the access to and from Church Lane via the driveways is important, explaining that he believes if the driveway is shared then the entrance would need to be wide enough to allow two cars to pass each other, in order to prevent a build-up of traffic on Church Lane.

- GC emphasised the need for the application to include a credible management plan for the duration of the works e.g. it would be preferable for all vehicles involved in the project to be on site rather than parked at the roadside, in order to avoid congestion on Church Lane.
- GC queried whether the garage belonging to the detached house needs to be in front of the house, as visually that may be unappealing. He commented that with consideration to residents living opposite, anything that can be done to enable the new buildings to blend in would be preferable, and according to the current plans this house would be the only house in the vicinity with such a prominent garage at the front. SC and AH agreed, and suggested that an option may be to make the garage appear to be a part of the house even if this is not actually the case, so that the garage appears to be integrated with the house when viewed from the road; Councillors were in favour of this approach.
- AC commented that it would be important to guarantee good drainage e.g. if surface water is to drain into the ditch then some form of absorption on site to slow down the flow of water may be desirable.
- AC explained that HDC may request S106 contributions. It was noted that when the Dogmersfield Neighbourhood Plan and the Hart Local Plan have been adopted then a Construction Infrastructure Levy may be introduced of which the Parish Council would receive 25%.
- It was noted that there may be SANG considerations, and that HDC may be prepared to sell some SANG land to AH and SC. It was also noted that the site is outside the development envelope and within a conservation area.

AH and SC stated that they have not yet had a pre-application meeting with HDC. It was noted that pre-application meetings are costly, and Councillors advised that AH and SC only approach HDC once they are satisfied with their scheme/plans as far as they can be. It was noted that once planning permission has been granted then 'meaningful' works must be commenced within a certain timeframe, e.g. creating the footings. AH and SC asked whether Parish Councillors would attend a pre-application meeting, and it was noted that if they do so it is usually as 'audience only'. Dogmersfield Parish Council are a statutory consultee.

AH and SC concluded that they would develop their plans with consideration to the suggestions outlined in the meeting, and would bring them back to Parish Councillors for further consideration before approaching HDC.

No further points were raised.