

# DOGMERSFIELD PARISH COUNCIL

## Meeting of Dogmersfield Parish Council with Mark Leedale

Wednesday 1<sup>st</sup> May 2019

7.30pm, The Community Centre, Elvetham Heath

### Present:

Mark Leedale (ML)	Mark Leedale Planning
Cllr Alastair Clark (AC)	Dogmersfield Parish Council
Cllr Graham Chisnall (GC)	Dogmersfield Parish Council
Cllr Brian White (BW)	Dogmersfield Parish Council
Helen Wright (HW)	Clerk to Dogmersfield Parish Council

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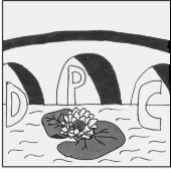
### To be discussed: **Potential building of 4 houses on Church Lane**

ML explained that the developer is Hampshire Investments (Developments) Limited. He displayed drawings of plans for two detached and two semi-detached houses on Church Lane opposite Dawn, St Martins and Church Rise, outlining the following points:

- The intention is for the development to be similar to that of the 2015 development of three houses further down Church Lane.
- The houses would face the road.
- The development would be adjacent to and joining the settlement boundary, although outside it. Despite it being outside the settlement boundary, the applicant believes that the development retains important views and that its proximity to services in the village and in Fleet renders it a sustainable development option.
- Trees at the front would be retained and there would be native planting at the boundary.
- It would contribute towards a mix of housing in the village.
- The style is intended to be in keeping with existing buildings, including Hampshire stock bricks, plain clay tiles, traditional pitched roofs, timber casement windows, vertical garage doors, gravelled hardstanding and timber rail fencing.

### Councillors raised the following points:

- A significant issue is that the site is located outside the development envelope and in a Conservation Area. GC stated that the Neighbourhood Plan (which is in its final stages) aims for development to be on one side of the road only to avoid ribbon development affecting the nature of the village, and this proposed scheme would mean that there would be housing on both sides of the road. Additionally the views involved have been accepted by the Inspector.
- It was noted that the Parish Council is always wary of a situation arising whereby developments could potentially generate opportunities for future developments on the fields behind.



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- GC commented that the views from Chatter Alley and from the footpath to the church are also important, and the development would affect those. He suggested that it would be useful to see the proposed development drawn on a plan with elevations to enable a better judgement to be made.
- It was noted that there is an existing speed control chicane located close to the driveway of one of the proposed houses, and that it would be useful to have the chicanes plotted on the drawings. Traffic calming on Church Lane would need to be maintained or even improved, perhaps with S106 contributions. It was noted that three additional driveways may add to traffic issues on Church Lane.
- GC emphasised that a robust management plan would be necessary for the duration of the works, e.g. building contractor vehicles to be parked on-site rather than on the roadside on Church Lane.
- BW commented that there would be a need to maintain the 'dark village' e.g. low intensity downward-facing external lighting.
- GC stated that drainage would be an important factor – the ditch has limited capacity and so a proper drainage scheme would be required. AC commented that eggshell soakaways had been suggested for the 2015 development but they are not effective in the long term.
- GC commented that the Parish Council seeks to consider each proposed development on its own merits rather than in comparison to other developments.
- It was noted that the style and size of the proposed houses are important which is why elevation drawings would be beneficial.

GC explained that in consideration of the Hart Local Plan and the Dogmersfield Neighbourhood Plan, the Inspector clearly indicated that in their Local Plan Hart have more houses than required and therefore there is no requirement for additional houses in Dogmersfield. He went on to explain that despite this the Parish Council does not want to automatically respond negatively to all suggested development, however this proposed development goes against the Dogmersfield Neighbourhood Plan in a number of ways and it would be difficult for the Parish Council to support it as it stands.

No further points were raised.