

DOGMERSFIELD PARISH COUNCIL

Meeting of Dogmersfield Parish Council with Fowler Architecture and Planning Limited

Thursday 12th October 2017

6pm, Church Crookham Community Centre

In attendance:

Mike Fowler (MF)	FOWLER ARCHITECTURE AND PLANNING LIMITED
Cllr Geoff Beaven (GB)	Dogmersfield Parish Council
Cllr Alastair Clark (AC)	Dogmersfield Parish Council
Cllr Jo Thomas (JT)	Dogmersfield Parish Council
Cllr Brian White (BW)	Dogmersfield Parish Council
Helen Wright (HW)	Clerk to Dogmersfield Parish Council

To be discussed: **17/02373/PREAPP Chatter Alley**

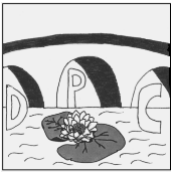
MF introduced himself as the architect for this scheme. Earlsgate are his client, the developers of the scheme, Geoff White of Simmons & Sons is the agent, Vortal are the facilitators and Fisk Trust is the landowner.

MF explained that he has undertaken a number of community-led projects where his designs have incorporated aspects such as community centres, pelican crossings, pavilions and things of that nature.

He stated that the design of his scheme for Chatter Alley offers a significant benefit to the community of Dogmersfield as it incorporates parking for 20 vehicles, which could contribute to alleviating the congestion currently caused by parking on the roadside along Chatter Alley. Furthermore, the individual access points for the 5 houses in the scheme would prevent vehicles parking in a long unbroken row at the roadside which is an issue of concern for the community at present. The aim is for the strip of land earmarked for car parking to be used as 'community parking'.

Councillors felt that once members of school staff had parked in this area there would not be much car parking space remaining for other drivers to use. They also noted that the area would have to be monitored to prevent vehicles being dumped there or residents and the garages using it as 'semi-permanent' car parking.

Councillors' main area of concern was the status of the proposed car parking strip, because if it could be withdrawn it would simply become an access road to the fields behind the proposed new houses which in their minds would make future development of those fields more likely. They consequently believe it necessary to incorporate some form of legal arrangement which would provide a permanent guarantee of the availability of the car parking. They asked, for example, whether a 99 year lease would be acceptable to the owners. MF replied that this was unlikely.



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Councillors discussed the possibility of incorporating a shorter term leasing arrangement with an option on their part to renew which could not be denied. For the Parish Council any agreement that could be revoked by the landowner would not provide any form of acceptable guarantee.

Councillors assumed that if an acceptable form of renewable lease were possible this would have to be secured through a Section 106 agreement between the landowners and Hart District Council. GB stated that the Parish Council would investigate what forms of legally binding agreement would be acceptable from their viewpoint.

GB asked whether some Dogmersfield Parish Councillors would be able to attend the pre-application meeting at Hart District Council. MF could not see why not.

GB also requested that the name of Troquhain House be removed from the description of the scheme, as the residents of the property have no involvement with the scheme and do not wish to be associated with it. MF had already implemented this change.

GB commented that a previous application had been refused due to the loss of views over the open fields beyond, which was an important characteristic of the Dogmersfield Conservation Area. He could not see that the new scheme offered significantly more open views. MF maintained that the gaps between the houses were larger and that the strip of land now proposed for vehicle parking was wider, therefore the amount of open space for viewing the countryside would be much greater.

No further points were raised.