

DOGMERSFIELD PARISH COUNCIL

Pre-Application Advice Meeting
Hazeley Developments
Hart District Council Planning Officer
Vortal Properties
Dogmersfield Parish Council
Thursday 11th December 2014, 4pm.

This is an informal record of the pre-application meeting provided by the Parish Clerk on behalf of Dogmersfield Parish Council. The definitive pre-application guidance will be produced by Hart DC and this may be found on their planning website under reference 14/02746/PREAPP.

In attendance:

Chris French (CF)	HDC Planning Officer
Mr Johnathan Humphrey (JH)	MD of Hazeley Developments
Mr Simon Bull	Land Buyer for Hazeley Developments
Kirstin Gray	Pro Vision Planning & Design
Cllr Alastair Clark (AJC)	Dogmersfield Parish Council
Cllr Graham Leach (GL)	Dogmersfield Parish Council
Mrs Claire Inglis (CI)	Dogmersfield Parish Council
Mr David Heron (DH)	Vortal Properties Limited

An Agenda for the Pre-Application meeting was presented and discussions summarised under the agenda item.

1. Introductions – All present introduced themselves
2. Principle of Development

KG summarised that the site proposed for development is a Greenfield site and access is currently via an agricultural gate. The neighbouring school are allowed to use the field for parking on a 'grace and favour' basis all year round (although it was clarified that at this time of year the wet conditions prevent regular usage). AJC also added that during construction of the school hall the field was allowed to be used as a construction compound.

CF then spoke of the planning principles that have been looked at in relation to the site and the neighbouring properties that exist along Chatter Alley.

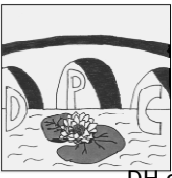
The site sits in the Conservation area of Dogmersfield and an appraisal will have to be looked at and be considered in relation to development of this site. A 5 year land supply has not been adopted as part of the core strategy and therefore each individual case will be looked at with no backdrop of deliverable sites.

CF expressed his principle concern for this site is that it provides a rural gap which is important to the rural settlement. Filling in of such a rural gap would have an urbanising effect on the character of the settlement. Reference was made to RUR 20 of the Hart District Local Plan (Replacement) 1996-2006: Saved Policies documents. Any such infill would have to provide benefits that far outweigh the loss of the gap. The area is very rural in terms of settlement views.

KG argued that the direction of the views came from Church Lane not Chatter Alley. The plans include the retention of a narrow strip and private pedestrian access for the landowner of the land at the rear of the site. (See CF commentary under 5. Design and Appearance)

Was sustainability of the area for development an issue?

Sustainability is not as it is close in proximity to other settlements and the development is not of an isolated property in a field for example.



DOGMERSFIELD PARISH COUNCIL

DH commented that the SHLAA says it is suitable for development. DH spoke of a need for HDC to permit up to 100 units for development before the end of March to meet their commitments and that there has been co-operative work carried out with the Parish Council on this development trying to find a solution that is workable for the landowner, the community and Hart. The developers do not want to infill with a large number of small dwellings but Dogmersfield will have to share its burden of development which may result in the requirement for 10-12 new dwellings. We aim to get away from an adversarial approach and Dogmersfield should be warned that HDC are likely to let them down. An informal agreement is also workable to resolve the car parking situation with the school.

GL clarified the Parish Council position as just inferred by DH in so much as meetings have been held with Vortal and Hazeley Developments so that the Parish Council remain informed of the process and the status of the application. The Parish Council have not stated a position of support or otherwise on any potential application. The Parish Council will continue to inform the residents of Dogmersfield on progress of the application and encourage the developers to present their ideas to the residents. The Parish Council will base its position on the views of residents of the village once a full application has been submitted.

3. Access and Parking

KG confirmed that access to the three properties would be from the current point of entrance with the necessary improvements.

CF confirmed that at the present time he has not received a formal response from Highways but informally the proposed entry system does not raise any initial concerns. Access would have to enable 2 cars to pass. There are chicanes in the road to the exit from the site but these do not reduce visibility, although there would be anticipated parking within the chicanes for parking by the school.

CF also confirmed that the provision for parking was appropriate for a 4 bed dwelling.

KG detailed that two properties would have detached garaging with one having an integral garage.

KG raised the point that if informal parking for the school was to be established through an additional access how would this be viewed.

CF considered that this caused an even greater concern in the closing of the open gap and intensifying the urbanisation.

GL commented that parking is extremely difficult in the village and is not to be underestimated. Obviously this is mainly around the school drop-off and pick-up times but the development proposed could potentially reduce the number of spaces available along the road pushing the problem further along Chatter Alley which creates more problems towards the garages who tend to park on the road. The situation will become more critical and unless a robust, funded parking regime can be established not only during any construction period but long term then residents may not be supportive of the plans. Only a small minority of the children that attend the school are from the village, therefore the majority of the families' journey in by car. He further commented that there has been increased public attendance at parish council meetings with people voicing their concerns not particularly about three houses being built but the impact it will have on the parking situation.

AJC also confirmed that there has never been vehicular access from Chatter Alley to the land behind the development site. And that any new access route should only provide access to the triangle of land currently shown as being retained at the rear of the development site possibly for the continued use of casual parking for the school.

Hazeley Developments confirmed that certainly during construction the scheduling of deliveries and health and safety issues for all will be carefully managed.

4. Layout

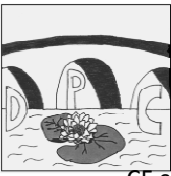
KG asked for an opinion on plot sizes.

CF responded by saying that putting aside the concerning principle of infill of an open space the parking to the side of the property and the access in front of three dwellings gives an urban, cul-de-sac look which should be avoided. The integral garage goes some way to help with the street scene.

KG clarified then that the two-storey building does not appear to be an issue but to look to reducing the bulky look to the buildings. Whilst other properties along this side of the road appear to be single room depth the new dwellings look to be two room depth.

5. & 6.

Design & Appearance & Scale



DOGMERSFIELD PARISH COUNCIL

CF commented that in terms of design and character; the scale of the houses also gives rise to concern. Massing seems to be an issue in comparison to other properties along Chatter Alley. Other properties whilst two-storey are of dormer style/chalet style.

DH confirmed that a mapping survey had been carried out along the neighbouring vicinity and the proposed dwellings reflect the size/bulk and height of the other dwellings along the road.

CF felt that the dwellings looked bulky in comparison and not of a rural nature especially the one depicted with a flat roof appearance.

Hazeley Developments agreed that this is an area they will work on taking steer from the houses on that side of the road.

7. Financial Contributions

KG confirmed that HDC are working under S106 contributions presently.

CF commented that HDC are looking at CIL presently with a consultation period about to complete.

DH confirmed the status that the stance has always been to pay their fair share referring to the landowner.

8. Planning Application Documents

KG reported that an ecologist survey has been completed and confirmed that there are no trees to consider on the site. Utilities/ sewage etc. are all being considered.

CF requested that any street scene views that would be included should show neighbouring properties.

Reference should also be made to lighting as this is in the countryside.

9. AOB

CF confirmed that the meeting would be followed up with a written response. CF also pointed out in relation to the SANG contribution an appropriate assessment is due to be carried out as it may have reached saturation point in the area.

Hazeley Developments commented in relation to the concerning principle of development that there is nothing defined as important views from the Chatter alley perspective and that this is more so from Church Lane.

The pre-application meeting concluded at 5pm

Following the pre-application meeting DPC reiterated that a parking solution long term is the overriding concern presently with the residents of Dogmersfield.

Hazeley Developments suggested that they would be looking afresh at their plans and will take on board these concerns to work in a solution whether that is informal or not.