

DOGMERSFIELD PARISH COUNCIL

Meeting of Dogmersfield Parish Council with Vortal Properties Ltd and Earlsgate Properties Ltd Wednesday 5th May 2016, 5pm.

In attendance:

Cllr Geoff Beaven (GB)	Dogmersfield Parish Council
Cllr Alastair Clark (AC)	Dogmersfield Parish Council
Cllr Graham Leach (GL)	Dogmersfield Parish Council
Mr David Heron (DH)	Vortal Properties Limited
Mr Oliver Myerson (OM)	Earlsgate Properties
Mrs Claire Inglis (CI)	Dogmersfield Parish Council

The meeting commenced at 5pm with introductions made by all in attendance.

OM introduced Earlsgate Properties:

"Earlsgate is a new development company however our roots go way back to Scotland in the 1970's. The investors in Earlsgate also own a London based company called Finchatton (www.finchatton.com) who specialise in the development and interior design of luxury properties around the world.

Earlsgate has been established through a desire to create beautifully designed, exceptionally well-built properties outside London. We will operate in the mid to upper end of the property market, typically building cottages and family housing in highly sought after villages and market towns. Attention to detail in design will be central to everything we do, and ensuring our units fit within the vernacular of their location.

At Chatter Alley we have the opportunity to create something truly special. A lot of developers see Conservation Areas as a hindrance however for us we see it as a chance to design wonderful houses that will hopefully make the people of the village proud to have them there. To show how committed we are to this, we are enlisting the services of Quinlan & Francis Terry to design our units (<http://www.qftarchitects.com>), specialists in classical architecture and I believe the favourite architectural practice of HRH Prince Charles."

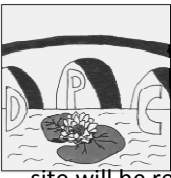
DH confirmed that in relation to Chatter Alley, OM has been informed of the previous planning discussions and pre-app advice that was sought on the site.

OM set out the proposal for 4 x detached houses of between 2,000-2,500 sq. ft. each. It was felt that 4 units was more appropriate for the site over 3 oversized units. An outline schematic was presented with an explanation that design would be sensitive to the existing properties and to the conservation area and Earlsgate are seeking an opportunity to showcase its work through this design and build process, quoting a desire for quality over quantity.

GB referred to early evidence through the commencement of a DPC Neighbourhood plan that had indicated there is a desire for some smaller houses as local residents may wish to downsize whilst remaining in the village. However a line of terraced houses would be out of character. GB also commented on the outcome of the recent Church Lane planning application where the planning committee had a split vote with some members wanting higher density development than was proposed. DH added that 5 or more units would require provision of affordable units but need to check whether this is at 5 units or greater than 5 units.

GB laid out some of the issues in relation to the site by referring to the previous planning PREAPP advice presented by the HDC planning officer who had significant concerns about the loss of views from Chatter Alley and also parking for school with traffic during the school run being a major local concern. GB confirmed that via a Neighbourhood plan questionnaire at least 50% of those that responded (a very high % of the village did submit a questionnaire) the problem of school parking in Chatter Alley was listed as the biggest problem. The 3pm school pick up is somewhat alleviated by the occasional use of the Fisk field and any development scheme needs to address the parking and traffic problem. DH said that the agreement to use the field is currently a year on year informal arrangement and it would be hoped to achieve at least the same if not better arrangement for the longer term.

DH considered the PREAPP advice about the loss of views to be incorrect and as part of the planning application process they will be aiming to prove that it was not an adequate reason to refuse permission. The current idea is to form a single driveway entrance to the 4 properties in roughly the same position as the field gate. The current footway right of way to the rear of the



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site will be retained but moved from the left hand edge of the site to the right hand edge. A new separate vehicular access is to be created along the right hand edge next to the school initially for use by construction vehicles and afterwards it can potentially be used to assist parking for the school in a similar arrangement as currently exists. The high voltage cabling will be moved underground and the location of the transformer will be reviewed which is currently towards the front of the site. DH agreed to discuss the ongoing parking issues with the Fisk trust with the aim of finding a solution.

DH further confirmed that Simmonds & Son acting on behalf of the Fisk trust are in discussion about access to the area of land at the rear of the site. Fisk retains the right to 50% of any uplift on the land beyond the site. Fisk are not willing to vary this condition and the landowners are not currently considering any development. Simmonds & Son are not interested in a larger scheme in the locality.

GL raised concerns about construction traffic and suggested there would need to be strict conditions applied to the construction phase via planning conditions as the footpath and area in front of the field is extremely busy with pedestrian and traffic. Any additional entrance to the field would make things more difficult to manage. Safety of school children and parents must be a paramount consideration.

OM agreed that these issues will be assessed and reflected in the design details with sensitivities to the conservation area.

AJC mentioned the restriction on the Church Lane planning application which is required to commence within a year.

GB asked how the additional access was to the field would be made. It was confirmed that this would include culverts across the ditch as it will need to be useable for construction traffic. GB also suggested that OM look at the Google street view of Chatter Alley as this quite clearly illustrates the intensity of traffic and parking at peak times.

The question of SANG capacity arose and DH considered that for developments of less than 49 units it is the planning authority who has to make SANG capacity available and not the developer. DH confirmed that his aim will be to produce a scheme that would be supported by the parish council, He believes that the parking issues and views and conservation issues are not insurmountable and that a commitment to a longer term parking solution will be sought during the process.

GB was of the view that if something has to be built the parking situation must be no worse than at present and if at all possible an improvement should be made. This is particularly so during the construction period which could be a reason why the parish council could object to an application on safety grounds.

DH admitted that he would obviously be disappointed if an application is refused by HDC as he believes that the scheme is justifiable.

In summary GB confirmed that at this stage he would report on the discussions held today at the next DPC meeting giving outline details of the scheme. DPC intend to issue a newsletter at the end of July so if more details become available including a more advanced schematic plan then this would be a good opportunity to further inform residents.

DH confirmed that construction of the Church Lane scheme was aiming to start in September.

The meeting closed at 5.45pm