

DOGMERSFIELD PARISH COUNCIL

Meeting of Dogmersfield Parish Council
with
Earlsgate Properties Ltd
Friday 16th September 2016, 3.30pm.

In attendance:

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

The meeting commenced at 3.30pm.

OM produced a copy of a revised schematic for a development proposal for the Fisk Field, Chatter Alley.

This had been circulated to DPC previously and OM felt this addressed DPC's previous comments in relation to offering properties that would appeal to those that would be looking to downsize and to families that have a desire to live in the sought after village.

A meeting had been held with the school and the Chair of Governors who expressed melancholy that there were only currently 3 children living in the village that attended the school.

The revised scheme also responded to properties at the upper end of market moving slowly and therefore smaller units may be a good fit in this market climate.

The revised scheme showed a total of 8 properties:

- 2 4-bed detached properties
 - 2 2-bed semi-detached properties
- and
- 4 3-bed semi-detached properties.

These 8 properties would have the equivalent floor space of the first proposal for 4 detached properties.

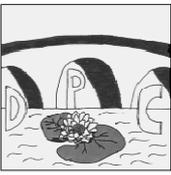
GB commented that the revised scheme is too dense and would further exacerbate the parking issue on Chatter Alley which is one of the major concerns for development on this site as well as loss of the views across the open fields which characterised the conservation area. This density would further reduce the views possible over the land to the rear when compared to the earlier scheme. This was considered by HDC planning officer as the main reason to recommend refusal of the earlier scheme for this site. DPC's comments on providing dwellings that would be considered suitable for downsizing did not imply that the density of this site should be increased to this extent. There is currently only one pair of semi-detached properties in the village and this mix of property therefore would not be in keeping with the character of the village.

OM confirmed that the parking spaces are of a car barn nature still allowing some views through the properties to the rear. GB commented that with cars parked there this would still in effect be blocking the views.

GL further commented that those looking to purchase for example a semi-detached property in Dogmersfield which are of limited stock would be looking for a character filled property and not a newly built property at a dividend.

OM considered the units would appeal to downsizers that would be looking for low maintenance properties but majoring in design. The 4 bed detached units would still however not be considered small being of approximately 1,700sq ft footprint.

GB did not consider how design would get around the distinctive nature of the character of buildings in the village. The buildings are also stepped back meaning that the garden of an existing property will be overlooked. This is obviously to accommodate the need to use the existing single entrance to the site. A major concern was with the number of cars that such a high number of dwellings would attract. The parking yardstick in this part of the country is for at least two cars per property and usually higher if older children are living at home also. The tendency would be for excess cars to be parked on the road which already happens in other parts of the village. Development on this plot of land and creation of a separate entrance to access land at the rear of the site for casual parking for the school would have the effect of reducing the capacity for parking on the road and this would be further impacted by new resident cars overflowing onto the road. Even if space is provided within the plots this does not in practice mean that all cars will be retained within the site. With further development planned on the boundary to the village such as 700 units on Pale Lane, Chatter Alley becomes even more of a thoroughfare for traffic.



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OM felt confident that the revised scheme was able to address the parking situation but agreed that this does not guarantee use of the space provided within the site. OM also confirmed that the Fisk trust would be retaining the land at the rear and may make it available for casual parking.

GB also mentioned the property that would be most affected by the building line sitting further back in the site by being overlooked. OM confirmed that frosted glass would be used and that bedroom windows would be overlooking the rear of the site not the side hence not impacting on the neighbouring property.

OM voiced his disappointment that the scheme did not find favour with DPC but is committed to remain engaged in discussion to find a development that addresses the key issues but whilst achieving the level return required by the land owner.

GL asked if there was any intention to hold a consultation like the developer on Church Lane hosted in the school hall as a means of engaging with the residents. OM would consider this if they settled on a scheme that may be acceptable to the residents of the village. The next stage is hoped to be a pre-application advice request from HDC but OM will have to go away from today and speak to colleagues to agree the way forward.

GL listed the major issues in relation to the site as being:

1. Use of the space on this site is out of character due to the density of building
2. Building line is out of character with the village
3. The detriment caused to the neighbouring property
4. Loss of views across the open fields within the Conservation area
5. Inadequate parking on site
6. Loss of parking on and off road

GL summarised by saying that DPC have to do the right thing for the village and there is a lot of background to this plot of land but an 8 unit scheme would just not be workable on the basis of the issues discussed above.

OM again voiced his disappointment as the design from the street scene view did not look as dense as the aerial view of the site presented today but took on board the discussions today and would take this back to the clients.

DPC would wait to hear from Earlsgate regarding a pre-application submission.

The meeting closed at 4.20pm.