

DOGMERSFIELD PARISH COUNCIL

Meeting of Dogmersfield Parish Council
with
Earlsgate Properties Ltd
Friday 10th February 2017, 3pm.

In attendance:

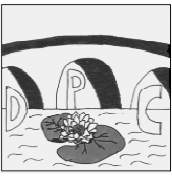
Cllr Geoff Beaven (GB)	Dogmersfield Parish Council
Cllr Alastair Clark (AC)	Dogmersfield Parish Council
Cllr Graham Leach (GL)	Dogmersfield Parish Council
Mike Ricketts (MR)	Dogmersfield Parish Council
Mr Oliver Myerson (OM)	Earlsgate Properties
Mr Nick Cobbold (NC)	Bell Cornwell
Mr Robert Symons (RS)	Vortal
Mrs Claire Inglis (CI)	Dogmersfield Parish Council

The meeting was held on the Fisk Field and commenced at 3pm.

Copies of the latest 6 dwelling proposal had been circulated prior to the meeting.
This consists of 2 detached and 2 pairs of semi-detached.

Discussions revolved around the following issues which OM agreed would be revisited and the proposed application refined where possible prior to submission for planning application and included:

- Addressing the impact of the positioning of the detached dwelling proposed as a neighbour to Trouqhain House. OM agreed that he could see the negative impact the current position of the property would have on the existing house. This would be reviewed and reworked.
- The overall layout was discussed in relation to a building line (an issue raised by HDC) and the potential for repositioning the unit closest to the school to give the six units a "close" type feel by creating a shallow crescent within the plot.
- GB referred OM to the development in the village known as Myll Mead as whilst a relatively recent addition to the village this was widely accepted on its design by villagers and it looks like it has existed for much longer than its approximate 10 years. OM agreed to look at this with design in mind.
- GB also requested that consideration be given to making the six units have a different design detail as apart from a few exceptions no two properties are the same in the village.
- The issues around safety for pedestrians and school traffic was evident at this time of day and OM reassured DPC that there would be strictly NO site deliveries in these key times and a close dialogue with the school would need to be established to ensure all appropriate times are covered including after school clubs.
- DPC requested if consideration could be given to bringing construction traffic onto the site through the existing entrance instead of creating a separate entrance and thus further reducing the school parking during this period. OM agreed to look at this with a very detailed and well considered Construction Access Method Statement promised.
- GB requested that no contractor parking should spill onto Chatter Alley and the access statement should consider keeping all traffic off the roadway whilst under construction.
- OM confirmed that Earlsgate were under obligation to create an access to the land that will remain at the rear of the plot for the landowner and this will be of a similar format as currently exists to access the field.
- OM agreed to confirm the surfacing within the plots with shingle preferred over a vast expanse of tarmac e.g. a bonded gravel surface.
- OM confirmed that the electricity power across the site is to be diverted underground with a new pole located at the rear of the site. The low voltage supply along the road will remain.
- DPC requested that consideration be given to linking into the services on or near the roadway during school holidays to reduce highway safety issues.
- GB asked if the intention is to retain the surface water within the site. GB pointed out that the capacity of the Chatter Alley drainage system was not adequate if surface water is to be diverted off site. OM confirmed that extensive drainage and soakage tests were carried out but on site water storage would be considered if the outcomes of these tests indicated this need. GB pointed out that the Church Lane development is retaining surface water within the site and this would be the preference here.
- GB summarised the position that there is still a desire by residents to improve the parking situation for the school however this is achieved and should not be made worse by any development.



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It was agreed that OM would look at the issues raised during the discussions today and that the next stage would be to liaise on a public exhibition in the school hall for all stakeholders to look at the proposals and speak directly to Earls gate about their concerns or otherwise.

The meeting closed at 3.45pm.