

Easebourne Parish Council

Planning Committee

Minutes of meeting held at 8.15 pm on Wednesday 5th June 2019
in the Refectory (behind St Mary's Church)

Present: A Keeling (AK), D Pack (DP), C Sanderson (CS), M Noble (MN)

In attendance: Clerk S Hurr (SH) and eleven members of the public.

1 Public Question Time: Three members of the public made a request to speak, all with regards to planning application: SDNP/19/02395/CND, King Edward VII Hospital, Kings Drive, Easebourne

2 Apologies and Reasons for Absence: Apologies were received from Cllr T Baker, due to family commitments.

3 Code of Conduct

- a. Declarations of Interest on items included on the agenda:
DP declared a prejudicial personal interest in SDNP/19/01884/FUL and SDNP/19/01886/HOUS due to having an acquaintance with the owners of the property and proposed property.
MN declared a prejudicial personal interest in SDNP/19/02244/HOUS due to its close-proximity, to his home.
AK declared a prejudicial personal interest in SDNP/19/02395/CND due to its close-proximity, to her home.
- b. Dispensation requests: DP had been granted a dispensation to provide further information regarding SDNP/19/01884/FUL and SDNP/19/01886/HOUS

4 Minutes of the last Meeting: The minutes of the last meeting on 1st May 2019 were agreed and signed.

5 Matters Arising (not on the agenda): None

6 Planning Applications:

SDNP/19/01884/FUL

Dodsley Gate, Dodsley Grove, Easebourne

Erection of a detached dwelling with associated surface parking and car barn & home office, on land adjacent to Dodsley Gate, Dodsley Grove, Midhurst

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make no objection to this application, but to note some concerns regarding the large size of the proposed dwelling within a small plot, and to further draw attention to the proposed installation of a lantern light in relation to the Dark Skies policy.*

SDNP/19/01886/HOUS

Dodsley Gate, Dodsley Grove, Easebourne

Internal alterations and garage and basement extension with demolition of an existing extension

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make no objection to this application.*

SDNP/19/02263/HOUS

Mayfield, Upperfield, Easebourne

Single storey rear extension

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make no objection to this application.*

SDNP/19/02312/TCA

Wisteria Cottage, Easebourne Street, Easebourne

Notification of intention to re-pollard (back to previous pollard points) on 2 no. Sycamore trees.

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make no objection to this application.*

SDNP/19/02310/TCA

Rose Cottage, 305 Henley old Road, Henley

Notification of intention to fell 3 np. Ash trees (marked as 1). Crown reduce by 50% on 2 no. Ash trees (marked as 2).

*On a proposal by the Chairman of the Committee it was **RESOLVED** to object to this application, as it follows one considered by the Parish Council in May 2019 to fell five trees, and therefore appears that this is systematic requesting to remove trees and crown others, without either due consideration or justification.*

SDNP/19/02244/HOUS

Westlands, Hollist Lane, Easebourne

Removal of portion of existing garage roof and door. New gable roof and porch with new fenestration on front and side elevation of garage.

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make no objection to this application, but to draw attention to the proposed installation of a six roof lights in relation to the Dark Skies policy.*

SDNP/19/02395/CND

King Edward VII Hospital, Kings Drive, Easebourne

Variation of Condition 19 on planning permission SDNP/18/02811/CND – Minor material amendment to the plans replacing the existing six four bedroom units with 18 three bedroom cottages. The conditions should be varied to refer to the replacement plans submitted with this application.

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make an objection to this application on the following grounds:*

This is clearly a major not a minor variation, which leads the Parish Council to believe that significant 'spin' has been placed on this application. On a similar note, these houses are four-bedroomed by another name, as a 'loft' with a staircase and dormer window, is with very little stretch of the imagination, bedroom number four.

The current approved planning consent is for six four-bedroomed detached houses (total 24 bedrooms) which have both double garages and an appropriate driveway. The previous scheme was for 18 two bedroomed-house (total 36 bedrooms). This application is seeking to provide 54 bedrooms and which in reality, is potentially 72 bedrooms. This will add significantly to the traffic, and place a considerable extra strain on parking, which is already at a premium and causing issues for current residents. By necessity, private transport features very heavily on this development, in part due to the absence of public transport, for which there appears to be no prospect of currently, and a complete lack of facilities within walking distance.

The windows of these three storey-houses will also allow residents to look quite directly into the bedrooms of existing houses, an uncomfortable prospect for those in a number of current dwellings.

Residents have also relayed to the Parish Council their concerns regarding water provision and pressure at the site, therefore adding to the already planned further development, seems to be problematic until this issue is resolved.

The significant loss of trees and vegetation is also an unpalatable prospect for the Parish Council, currently doing all it can to plant and cultivate Easebourne Park to support wildlife.

The Parish Council has cited its on-going concerns with the number of variations to applications on this development and the difficulties of fully understanding the changes in relation to original applications. However, this particular variation is very clearly a significant over-development of this pocket of land, which is way beyond what was initially envisioned and would lead to many issues for residents both in close proximity to this space and the surrounding development.

The Parish Council has not previously received so many well-evidenced concerns from residents on any other planning application, in at least the last five years and potentially beyond.

The Parish Council also believed that the original plan was for the least number of dwellings to support the conservation of the hospital building, this sentiment now appears to have well and truly been forgotten.

The Parish Council strongly urges SDNPA to examine this application thoroughly and consider if this is an over-exploitation of a small area of land in the middle of what could be argued an already over developed site, taking into consideration the unsustainability of the location, with the developer only having a view only to the 'bottom line'.

We understand our District Councillor Francis Hobbs will also be making a request for this application to be presented to the SDNPA Planning Committee for discussion.

SDNP/19/02177/HOUS

3 Dodsley Grove, Easebourne

Construction of a freestanding garden room to replace existing garden shed.

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make no objection to this application.*

7 Date of Next Meeting: 8.15, Wednesday 3rd July 2019, in the Refectory.

Meeting closed at 9.08pm

Signed: _____ Date: _____
Chairman

Filename: 19 06 PC 5th June 2019 Minutes.docx
Folder: /Users/SharonHurr/Library/Containers/com.microsoft.Word/Data/Document
s
Template: /Users/SharonHurr/Library/Group Containers/UBF8T346G9.Office/User
Content.localized/Templates.localized/Normal.dotm
Title:
Subject:
Author: Sharon Hurr
Keywords:
Comments:
Creation Date: 30/12/2019 10:20:00
Change Number: 2
Last Saved On: 30/12/2019 10:20:00
Last Saved By: Sharon Hurr
Total Editing Time: 0 Minutes
Last Printed On: 30/12/2019 10:20:00
As of Last Complete Printing
Number of Pages: 2
Number of Words: 1,169
Number of Characters: 6,435 (approx.)