



Easebourne Parish Council

Planning Committee

Minutes of meeting held at 7.30pm on Wednesday 2nd October 2019 in the Refectory (behind St Mary's Church)

Present: T Baker (TB), C Cantlon (CC), D Pack (DP), M Noble (MN), C Sanderson (CS), A Keeling (AK)

In attendance: District Councillor F Hobbs (FH), Parish Clerk S Hurr (SH)

1 Public Question Time:

Six members of the public were present and four made a request to speak in objection to SDNP/19/03904/FUL, Land at Kings Green East, King Edward VII Estate, Easebourne, and SDNP/19/03903/FUL, Land at Superintendents Drive, King Edward VII Estate, Easebourne

2 Apologies and Reasons for Absence: No apologies received, all present.

3 Code of Conduct:

- a. Declarations of Interest on items included on the agenda: AK declared a prejudicial personal interest in SDNP/19/03904/FUL and SDNP/19/03903/FUL due to their close-proximity, to her home. MN declared a prejudicial personal interest in SDNP/19/04251/FUL, Birch Tree Nursing Home, Hollist Lane, Easebourne and SDNP/19/04191/FUL, Dodsley Gate, Dodsley Grove, Easebourne.
- b. Dispensation requests: None

4 Minutes of the last Meeting: The minutes of the last meeting on 4th September 2019 were agreed and signed.

5 Matters Arising (not on the agenda): None

6 Planning Applications:

AK stepped away from the table and did not take part in the discussion for the first two planning applications, and MN took the role of Chairman.

SDNP/19/03904/FUL

Land at Kings Green East, King Edward VII Estate, Easebourne

Erection of 11 building comprising 93 dwellings (Use Class C3) and residents' ancillary facilities, landscaping, parking, internal roads, refuse storage and vehicle access from Scotland Lane.

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make a number of comments drawn from the correspondence received from residents supporting a strong objection to include the description of the application as yet another 'enabling development', how restoration of the historic buildings has been 'passed on' to a variety of developers, the piecemeal nature of the whole development, and although work on the sanatorium had been well executed, the loss of confidence in City & Country. The concerns regarding the unsustainable suitability of the location without easy access to facilities or public transport, the lack of substance/implementation with regards to the Travel Plan, the urban design of buildings which are not in keeping with the historic buildings, existing new dwellings, or surrounding the natural environment. The further concerns regarding the water supply and water pressure, lack of parking spaces across the development, large volume of traffic and that the development is not complimentary to the location as a National Park.*

SDNP/19/03903/FUL

Land at Superintendents Drive, King Edward VII Estate, Easebourne

Erection of two terraces of 8 and 10 C3 dwellings respectively (18 units in total) with associated landscaping, parking, refuse storage and vehicular access from Superintendents Drive.

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make a number of comments drawn from the correspondence received from residents supporting a strong objection to include the noting of the previously strong objection from the Parish Council, positive to observe that this is now correctly recorded as a major application, the loft staircase had been removed, and the dormer window repositioned, although the view is that this could with the reinstating of the loft staircase, create a fourth bedroom. The concerns regarding the higher ground on which these properties would be positioned resulting in a dominance in the landscape, over-looking existing dwellings, water supply and water pressure issues, and loss of vegetation. The belief that the original planned six properties would be more appropriate and that citing this parcel of the development as yet another 'enabling development' is unacceptable. The further concerns regarding the lack of facilities and access to public transport. The belief that the site should be developed sympathetically for residents and with respect for the for the listed buildings and natural environment within a National Park.*

SDNP/19/03002/TCA

Bybrook House, Easebourne Street, Easebourne

Change of use of ancillary garage/home office to ancillary habitable accommodation/home office and associated alterations.

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make no objection to this planning applications but to draw attention to the Dark Skies policy with regards to the velux window.*

SDNP/19/04325/TCA

Sycamore House, Easebourne Lane, Easebourne

Notification of intention to crown lift by up to 6m above ground level by removing 4 no. lower branches on 1 no Ash tree.

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

SDNP/19/04251/FUL

Birch Tree Nursing Home, Hollist Lane, Easebourne

Rear ground floor extension, rear first floor extension, internal alterations and front entrance open porch.

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make no objection in principle to this planning application with regards to the rear ground floor and first floor extension and internal alterations. However, to provide comment following the correspondence received from residents who have concerns regarding the additional parking required for the construction vehicles whilst this building work takes place. There are significant issues with vehicles parking on Hollist Lane adjacent to the boundary of Birch Trees Nursing Home which obstruct the sight lines for drivers, which causes safety issues for residents at Penrhos, Woodlands and Netherfield turning out of their drive, and for on-coming traffic which may not see those vehicles turning out of this drive. A request will therefore be made that a construction traffic management plan is established as a condition if planning permission is granted, that ensures construction vehicles are not parked on Hollist Lane.*

SDNP/19/04191/FUL

Dodsley Gate, Dodsley Grove, Easebourne

Erection of a detached dwelling with associated surface parking and car barn/home office.

*On a proposal by the Chairman of the Committee it was **RESOLVED** to make no objection to this planning application but wishes to continue to draw attention to the Dark Skies policy with regards to the proposed installation of a lantern light. The Parish Council also wish to comment that it is pleased to see that the proposed dwelling has been revised and now appears more appropriate for the size of the plot.*

SDNP/19/03565/TPO

Rivendell, Hollist Lane, Easebourne

Crown reduce by up to 40% on 1 no. Oak tree within Area, A1 subject to EB/72/00402/TPO.

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

7 Date of Next Meeting: 7.45pm, Wednesday, 6th November 2019, in the Refectory (note earlier time).

Meeting closed at 8.40pm

Signed: _____ Date: _____

Chairman

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