

EAST HOATHLY with HALLAND PARISH COUNCIL
Meeting of the Planning Committee on 14th May, 2024 at 7.00pm.
MEETING MINUTES

In attendance: Cllrs. Butcher, Freezer (chair), Partridge, Pope, Thatcher and Whitlock.
Also participating: Malcolm Ramsden (clerk) and eight members of the public.

Please note that meetings are recorded.

0. ELECTION OF CHAIRMAN

Cllr. Freezer, as chair of Parish Council, opened the meeting in the absence of an elected chair of the Planning Committee.

*Following a proposal by Cllr. Butcher and seconding by Cllr. Pope
RESOLVED to elect Cllr. Freezer as chair for the meeting.*

1. PUBLIC PARTICIPATION

Members of the public are welcome and encouraged to attend. The first fifteen minutes of the meeting will be available for the public to express a view or ask a question on relevant matters on the agenda. The public and press are also welcome to stay and observe the rest of the meeting (subject to any items considered as confidential within the terms of the Public Bodies (Admission to meetings) Act 1960).

Members of the public highlighted the following issues relating to the application:-

Five similar applications have been rejected in the past.

The site is at a blind spot on a dangerous part of the road.

No details have been provided of the traffic calming measures mentioned.

The absence of a footpath would mean residents having to cross the busy road several times to use public transport.

The proposed playground abuts a private house and if Halland children are expected to be using it the problem of them crossing the road again presents itself.

Details of what use the office block would be used for are not described.

No details provided of how the 'outlook' compliments existing landscape.

Details of the sewage pipe that runs through the site, which is old and has been poorly maintained in the past, are not included.

Insufficient soak aways included for the site that often floods across the road.

The use of 'prefabs' does not match with the existing brick and flint.

The GP surgery is already oversubscribed.

Any business using the office block would have difficulties with the current slow broadband connections.

Business premises could see an increase in the number of delivery vehicles using this already dangerous section of the road.

The following points were made in response by the developer:-

Extensive conversations had been held with County Highways regarding a safety audit and a detailed traffic management scheme to reduce traffic speeds. A detailed transport statement will be submitted with the application.

A proper road crossing could be proposed.

The inclusion of one and two bedroomed properties meets the housing needs identified in the emerging Neighbourhood Plan.

The office block for rent meets the needs of people not wanting to travel to work and work from home, but not having sufficient space at home.

Rental is not expected to be noisy. No commercial, retail or restaurants, etc.

The broadband issue is known about and there is a potential remedy available.

The application is 'outline' and, if approved, consultation regarding landscaping, design, trees, etc., will follow.

Design will be in character with the village and 'prefab' can be clad with brick and flint effect.

Utility company consultation responses will cover the sewage issues.

Comments regarding flooding and soak aways will be discussed with the utility companies.

2. DECLARATIONS OF INTEREST

Members are invited to make any declaration of personal or prejudicial interests that they may have in relation to items on the agenda and are reminded to make any declarations at any stage during the meeting if it then becomes apparent that this may be required when a particular item or issue is to be considered.

Cllr. Pope declared his continuing interest in matters relating to his association with Church Marks Green Management Co. Ltd., Cllr. Freezer regarding her membership of the Carnival Society and Cllr. Whitlock reminded members that he lives in Halland.

3. APOLOGIES – to receive apologies for absence

None.

4. MINUTES

4.1 To resolve that the minutes of the Planning Committee Meeting held on Monday 18th March, 2024 be taken as read, confirmed as a correct record and signed by the Chairman

Following a proposal by Cllr. Pope and seconding by Cllr. Whitlock

RESOLVED to approve that the minutes of the Meeting held on Monday, 18th March, 2024 be taken as read and be signed by the chair.

5. PLANNING

5.1 Current application under consideration

Application No. WD/2024/0584/O - Application Type: Outline

Location: LAND NORTH AND WEST OF 2 ESTATE COTTAGES, HEATHFIELD ROAD, HALLAND, BN8 6PW

Description: DEVELOPMENT OF 9 NO. DWELLINGS, OFFICE SPACE AND CHILDREN'S PLAY AREA.

Cllr. Partridge voiced concerns regarding access, the layout of the buildings and maintenance of the playground and went on to state how the developer had gone about addressing previous comments made in an earlier application regarding both our and District Council's concerns.

Cllr. Pope cautioned that playgrounds could be a two-edged sword for residents with Cllr. Freezer reminding members that it met the aspiration for there to be a playground in Halland. The issue of how easily and safely it might be reached were concerns. Chair Commented on the office space meeting the need for encouraging there being places to work in the Parish.

Following a proposal by Cllr. Pope and seconding by Cllr. Thatcher

RESOLVED to respond that whilst we support that this meets the need to provide smaller properties, we have concerns about access and road safety.

6. DATE OF NEXT MEETING

To note that the next meeting will be of the Full Council and will be held on Monday, 20th May, 2024 at 7.00pm.

IF YOU WOULD LIKE TO RECEIVE E-MAILED COPIES OF THIS AND FUTURE AGENDAS PLEASE CONTACT THE CLERK (07948 496760) and/or

clerk@easthoathlywithhalland.org.uk