



DOGMERSFIELD PARISH COUNCIL

Pre-Application Advice Meeting
Hart District Council Planning Department
16/00708/PREAPP Schoolfield Corner Land Proposal
11am Tuesday 3rd May 2016

In attendance:

Mr Chris French	(CF)	Senior Planning Officer, Hart District Council
Clr Geoff Beaven	(GB)	Dogmersfield Parish Council
Clr Alastair Clark	(AC)	Dogmersfield Parish Council
Clr Graham Leach	(GL)	Dogmersfield Parish Council
Mr Dave Fuller	(DF)	Land owner
Mrs Leslie Crumplin	(LC)	Land owner
Mr Rob McLennan	(RM)	Planning Agent
Mr Guy Everson	(GE)	Architect

Introductions were made to open the meeting.

RM began by outlining the scheme: The proposed development includes 4 houses – 2 on the street line and 2 set back. The intention was for the owners to occupy the front 2 houses. The 'look and feel' of the houses and the density were to be in keeping with the planned development of 3 additional houses on the adjacent site on Church Lane. The current workshop would be retained.

CF said that he had walked the site with the Conservation Officer. He raised the following points:

1. The proposed development was outside the settlement boundary and, as such, represented a departure from the development plan. The proposed development would have to be considered by the Planning Committee and Full Council.
2. The proposed development impacted on the Conservation area. This was not an issue for the front 2 houses as the linear development was in keeping with the village 'street line'. There was, though, an issue with the set-back houses as this was a departure from the current development plans and impacted on the sight lines in the Conservation area. Following discussion, the Landowners and Planning Agent were asked to re-consider the plans for the set-back houses although it was unclear how this would be viewed by the planning committee given the desire for higher density development expressed during consideration of the application to build 3 houses on the adjacent site.
3. The layout, spacing and garden size of the front 2 houses was acceptable and in keeping with the adjacent development. CF acknowledged that the plan was to retain the existing hedges and planting to the front of the proposed development.
4. There is a requirement for a noise and disturbance statement with regard to the workshop.
5. The impact on the adjacent bungalow (Kersfield) needs to be assessed and attention needs to be paid to the position of windows in the new houses to ensure that the bungalow is not overlooked.

CF passed on comments from the Highways Engineer (these would be made available on-line). He said that none of the comments would stall the development, but each would need to be addressed during planning. There were four points worthy of note:

1. A swept path analysis would need to be done for cars and emergency vehicles.
2. A sight lines analysis was required.
3. Parking for 4 vehicles per dwelling should be planned (including garage space).
4. A Transport contribution would be required. Discussion was necessary on what would be appropriate schemes.



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Finally CF pointed out that the Hitches Lane SANG (Suitable Alternative Natural Greenspace) was nearing full capacity and that permission might be refused unless a SANG (Suitable Alternative Natural Green Space) could be identified to mitigate the impact of the proposed development on the SPA. The Landowners and Planning Officer were advised to discuss this with the SANG officer at HDC. In response to a question CF agreed that this meeting represented part of a dialogue which could continue if advice on further matters was needed.