



MINUTES of a Meeting of the PLANNING COMMITTEE held at the Village Council Meeting Room, Ashurst Wood on Tuesday, 5th February 2019 at 7.30pm.

Present: Cllrs Forbes (Chair), Samways (Vice-Chair), Bright, Bussell, Loveday, Phillips and Wailes

In attendance: Clerk, Caroline Leet, 2 members of the public.

- 1. Public questions:** None
- 2. Apologies for absence –** Cllrs Judge and Lindsay; apologies were received and **resolved; the reasons were accepted.**
- 3. To receive Declaration of Interests from Members in respect of any matter on the agenda –** None
- 4. The Minutes of the previous meeting of the Committee held on the 8th January 2019 were approved as an accurate record of the meetings.**

5. Recorded Meetings: none

6. Planning applications:

DM/18/3242

Location: Mount Pleasant Nursery Cansiron Lane Ashurst Wood RH19 3SE
Desc: Outline application for demolition of existing dwelling and nursery buildings and construction of up to 6 dwellings with creation of new access onto Cansiron Lane and provision of layby. All matters to be reserved except for access. (Amended plans received with corrected red line boundary and additional ecological report)

Recommend: **REFUSAL**

On the 6th September 2018 the Village Council recommended refusal of this outline application and requested that the access be moved so that mature oak trees may be retained. It is noted that the officer wrote to the applicant's agent requesting 'justification as to why the new access point is being promoted rather than the use of the existing access point.'

The response from the applicant's agent dated 26th October 2018 states: 'The proposed location of the passing place was in the scheme presented to the Parish Council who supported the scheme (bar wanting the scheme to be reduced from 7 dwellings to 6). The location of the passing place has precluded the use of the existing access.'

This is incorrect. The applicant's former agent presented a scheme to members of the Village Council at a meeting on the 12th July 2016. This scheme utilised the existing access to the site and included a passing place before the access, opposite The Old Laundry. The passing place was later moved by the applicant. While the Village Council supports development on the site, it is also incorrect to say that the Council supported the scheme after requesting the reduction of the

number of dwellings to 6. At the meeting it was made clear that Members of the Council would not make any decision on the scheme until the meeting of the Council's Planning Committee. A number of points were made by Members of the Village Council, in particular the fact that the Neighbourhood Plan stated that the site had an approximate capacity of three houses. It was pointed out that neighbouring residents would be unhappy with a higher number of houses on the site.

Following the meeting, the agent sent an email on the 3rd October 2016 stating that as a result of concerns expressed one house had been removed from the scheme, one garden size had been increased and one house had been moved further away from the road. It was also advised that a transport statement following a traffic survey had recommended that the access be repositioned. Copies of amended plans were sent, but there was no further discussion with the agent and there has been no discussion at all with the new agent.

The applicant has therefore not provided any justification for the new access point and the Transport Statement does not contain any information about repositioning the access. Indeed, the Transport Statement contains many inaccuracies, some of which have been pointed out in other representations. Apart from referring to Cansiron Road on several occasions instead of Cansiron Lane, the Statement suggests that the alternative to the proposed scheme would be to operate a Nursery on the site which would generate significantly higher traffic. The Nursery use of the site was abandoned over 30 years ago and could not be reinstated without planning permission. Therefore paragraph 5.3 and Appendix 7 of the Statement are irrelevant to this application.

The Village Council requests that a new Transport Statement be prepared. This should include a survey taken at the start of Cansiron Lane to show the impact that the proposed development would have on the wider area (including the 40 houses between the start of the Lane and the site), as required by Policy 20 of the Neighbourhood Plan. It should also consider the use of the current access and advise whether it can safely be used, and advise on a suitable location for a passing place.

It should be noted that the allocation in the Neighbourhood Plan has enabled the development of this previously undevelopable site. During the Neighbourhood Plan process there was support for improving the site, which has long been regarded as an eyesore. However, in view of access difficulties along the lane (which is used by walkers and is a bridle path) and the position of the site at the very edge of the parish boundary and well outside the built-up area, the site was assessed as suitable for 3 properties. The Neighbourhood Plan was supported by the village at Referendum and it is clear from the responses to the application to date that there are a large number of objections to the current proposal because it fails to respect the Neighbourhood Plan.

7. To receive notification of planning decisions: DM/18/4835 – Replacement of existing garage with garage, store and home office – Tangletrees, Cansiron Lane – Permission – Granted. DM/18/4889 – Single storey timber orangery to rear – Little Warren, Luxfords Lane – Permission – Granted.

8. Correspondence: Cllr Belsey is in touch with Planners regarding 45, Maypole Road

9. Any items for reporting or inclusion on future agenda: None

Meeting Closed at: 7.52pm Chairman..... Dated: