

COLDWALTHAM PARISH COUNCIL

MINUTES OF THE PLANNING MEETING HELD on TUESDAY 29th JUNE 2021 at 7.30PM SANDHAM HALL, LONDON ROAD, COLDWALTHAM

Those Present: Cllr J Evans Vice-Chairman
Cllr C Dennis
Cllr S Hewer
Cllr O Dudman
Cllr A Lane

Mrs LD Sherlock-Fuidge Clerk

Before the meeting there was an opportunity for members of the public present to speak with council.

PUBLIC PARTICIPATION:

None present. Cllr Evans suggested that council look at this application afresh.

P 21 / 01.00 TO RECEIVE AND ACCEPT APOLOGIES FOR ABSENCE

Apologies received and accepted from Cllrs Nelson and resident Tim Atfield.

P 21 / 02.00 TO RECEIVE ANY DECLARATION OF DISCLOSABLE PECUNIARY INTERESTS FROM MEMBERS, AND ANY CHANGES SINCE THEIR LAST DECLARATION OF INTERESTS

Cllr Nelson advised of his trusteeship to Lodge Hill and did not attend the meeting.

P 21 / 03.00 PLANNING

P 21 / 03.00 SDNP/21/00627/OUT LODGE HILL, LONDON ROAD, WATERSFIELD

Application For: AMENDED APPLICATION - Outline application, with all matters reserved, other than means of access for the construction of 5 dwellings to enable improvement and capital works at the Lodge Hill Centre.

Cllr Dudman raised concerns regarding the emergency access to the adjacent Lodge Hill site, which could be potentially built on in the future. He also welcomed the pedestrian footpath from the A29 along the Waltham Park Road which could be used by other residents as well. However, he wondered about the lack of trees to the rear of the bus lane, would this be sufficient to keep the visibility screen for the residents opposite along the A29?

Cllr Hewer appreciated the reduction in the number of homes, as more suitable for the position and the village. It was also welcomed that each property was allocated 2 car spaces, however it was noted that none had garages.

Cllr Lane also welcomed the reduction in numbers and hoped that this would still meet Lodge Hill's needs, but still wondered if the footpath is in a safe position, would it be safer to cross Waltham Park Road to access the A29 pavement and on towards Sandham Hall?

Cllr Evans continued to raise concerns about the reference to "bus services" in the documentation, as public services are rare in the village. Regarding, the 5m ecological buffer zone he hoped that it would be protected in the planning conditions. The footpath access to the

main road, might consider a better position. He welcomed the reduced density of plots as this is much better suited to the local area. Commended the design that the properties would have solar panels and ground/air source heating, grey water harvesting etc at a higher spec too. However, the lack of smaller homes will exclude local residents.

Cllr Dennis noted from the documentation that the 5m ecological buffer is due to be removed before being replaced, is this necessary as wildlife would be ousted before the replacement is in place? Also, the new buffer would need time to mature before it will be dense enough to act as a privacy screen. The lack of 2 Bed homes will out-price the homes for local residents, some of whom were interested in the new homes. The spec of the homes is geared to older families with older children, so there might be more than just two cars per family.

Discussion was given to the position of the footpath along Waltham Park Road going towards the A29. It appears to go to nothing but a verge at the corner of the junction, only 50 yards from the blind brow of the hill, without linking to the pavement on the other side of Waltham Park Road. This is exposing residents to the inherent dangers crossing the A29 over towards Brook Lane.

The SDNPA Local Plan expects development of 4 to 5 properties to have 1 affordable home, this development does not appear to have any.

The council are continuing to review the issue of traffic in the village, seeking advice and consulting with other bodies, this process is still on going. Members noted that the site is in the Dark Skies area, so the development will need to be mindful of that.

RESOLVED: Members resolved to support the application and welcome the reduction in number of homes, and the improved specification for the new properties. But to highlight concerns: regarding the traffic along Waltham Park Road, the footpath intersection with the A29 at the junction, and securing the 5m ecological buffer in the planning conditions.

P 21 / 04.00

OTHER ITEMS

Cllr Evans brought to member's attention, that SDNPA has published a Design Guide Supplementary Planning Document, which is open for public consultation until the closing date of 6th September. He suggested that council ought to compile a comment in response over the summer. This date is before the September meeting.

Cllr Dennis left the meeting for the following discussion, as she is the council' representative on the Sandham Hall Committee.

Cllr Lane advised that the Sandham Hall have applied for a ramp access to the front doors of the hall. He recommended that members support this application. However, highlighted that the wall to the ramp only allows for a 5 m wide vehicle access to the A29 which he felt might be a little tight if vehicles need to pass there. Members agreed.

Cllr Dennis returned.

Cllr Denis highlighted the St James School application, which proposed to reduce the size and height of the approved classroom, as council had supported the previous application, suggested that this application was supported too. Members agreed.

Meeting Closed at 8.15 pm.

Chairman.....

Date.....

Distributed to those present, also Cllrs Nelson, Davies, Bowler and Hewitt.