

Planning Committee Meeting

9th March 2017

Agenda Item 14

SDNP/16/06381/FUL: Land at Farnham Road, Sheet,
Hampshire, GU32 2AS

Erection of 3 dwellings (1 x 3 bed and 2x 4 bed) together with associated access and the provision of 4 parking spaces for use by existing properties on School Lane following the demolition of 2 garden sheds and the removal of tennis court.

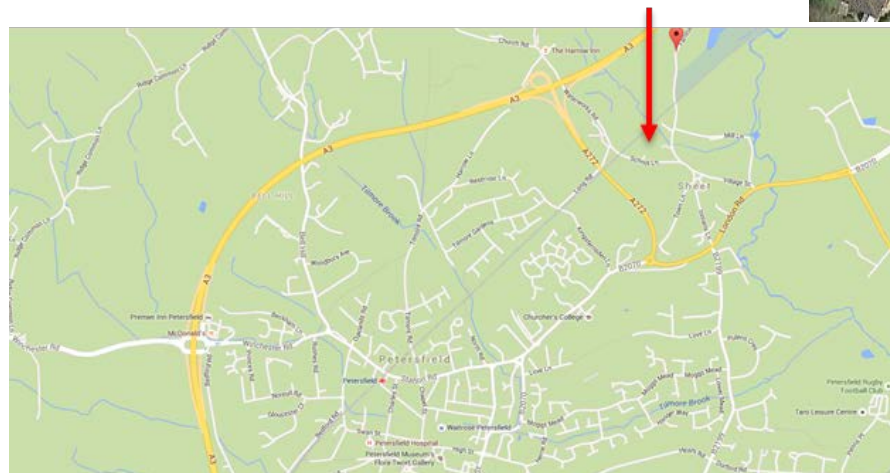


Introduction

- Background
- Planning policy & the reason for refusal.
- Community and neighbour engagement
- Design of the proposed scheme
- Landscape, ecology, cultural heritage, and highways.
- The amenities of neighbouring properties
- Affordable housing



The Site











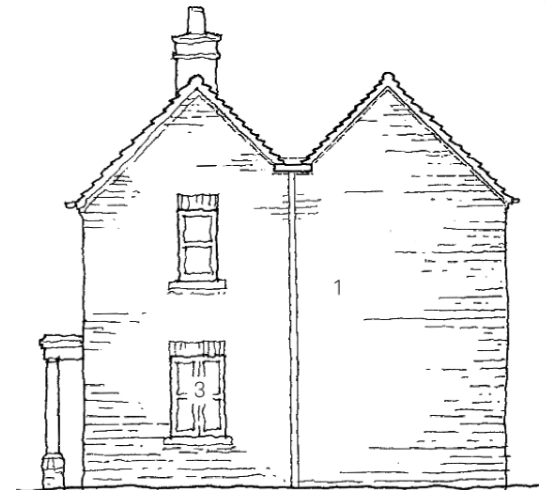


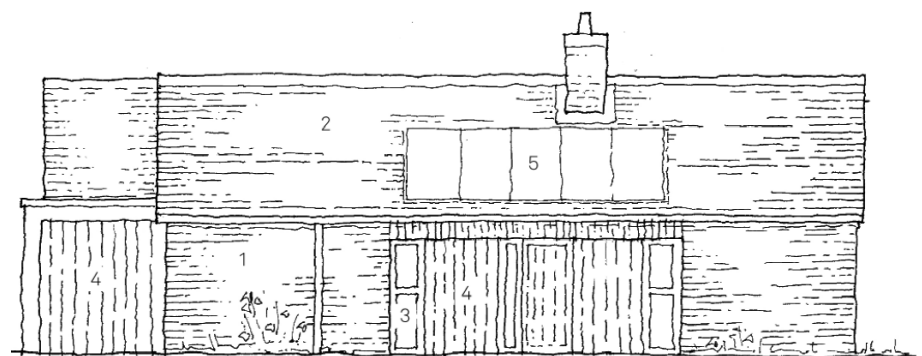
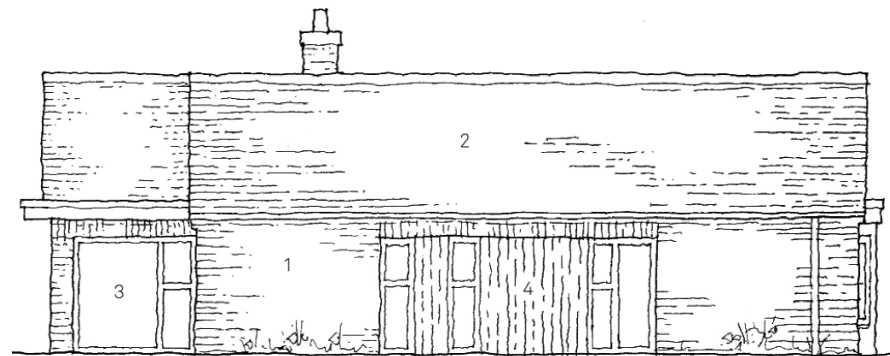
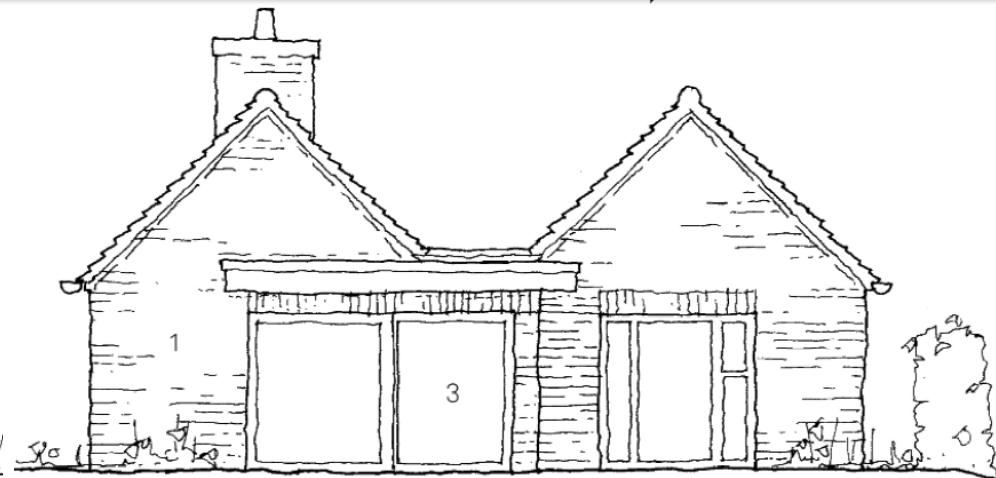
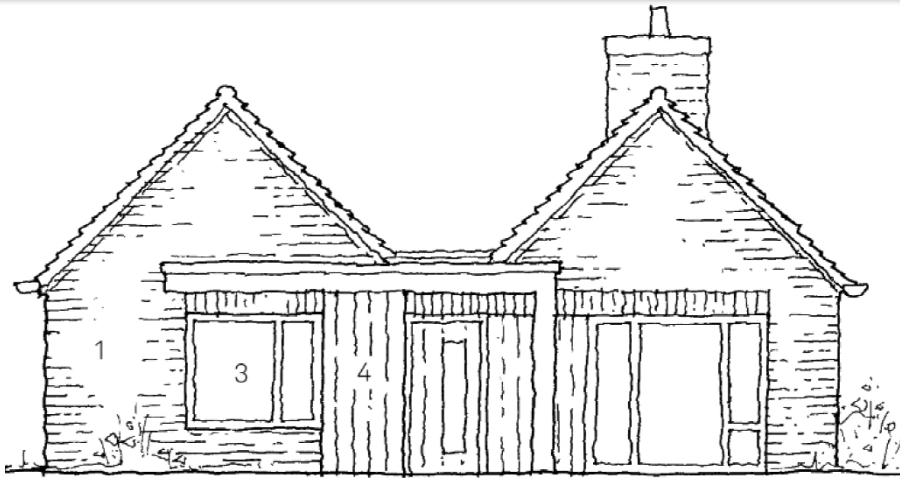
Application Site

- 11 dwellings
- Plots 8-11 affordable homes
- Existing access from Farnham Road and new private drive.
- New public open space.
- Ecological enhancements.
- New parking spaces (freehold) for residents of School Lane.
- School playing field conveyed to HCC.

Proposed Site Layout Plan

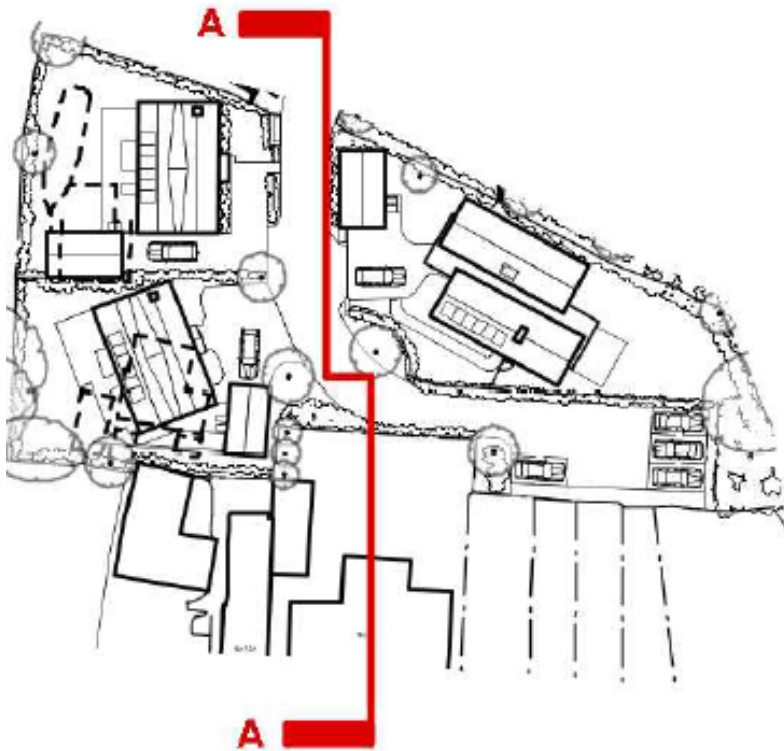








Section AA



Current and Emerging Policy

- Spatial Strategy in the Joint Core Strategy and the SDNP draft Local Plan

- Settlement Policy Boundary (2006 Local Plan)
- General restraint of new development in designated countryside (JCS and saved policies).
- Policy CPI0 and it's 4 criteria.
- Clear community support (primary concern in regard to meeting the policy).



- SDNP draft Local Plan Inset Map
- Draft housing allocation excluded the site.
- Draft SPB still excludes the site.
- Promotion in the updated SHLAA post dates the approval of the 11 dwellings. It is identified as having potential.
- Not allocating sites of less than 5 dwellings.



Policy CPI0 and 'Clear Community Support'

- The policy provides scope for small scale development outside of SPBs, subject to criteria.
- Consultation between the Applicant, neighbours and Parish Council prior to and during application the process to address concerns.
- No objections from immediate neighbours.
- Public exhibition in January 2017, in consultation with the Parish Council.
- Parish Council support.
- 5 letters of support and 3 objections.
- Need to consider the level of response and objections received.
- Policy requirement is about process in considering the application, rather than the impact of the development.



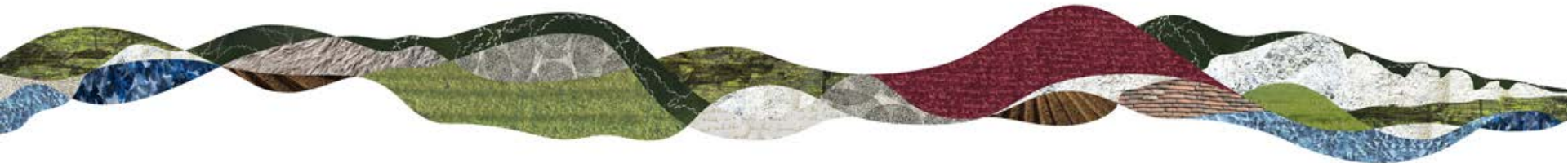
Design & impacts of the proposed scheme

- Layout and design responds to site constraints and character of the surroundings.
- Acceptable access and parking.
- Appropriate mix and design of the dwellings.
- New garden area for adjacent property acceptable.
- No significant impact on the amenities of neighbouring properties.
- No significant impact on ecology, trees, drainage, cultural heritage, dark night skies.

Affordable housing

- Off site contribution proposed in lieu of on-site provision.
- Second reason for refusal has been addressed.

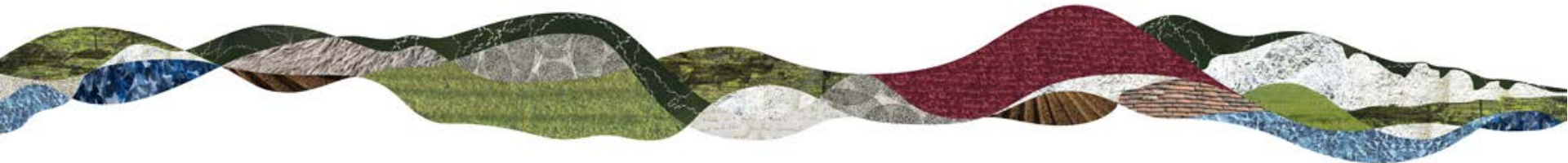
Recommendation is finely balanced.

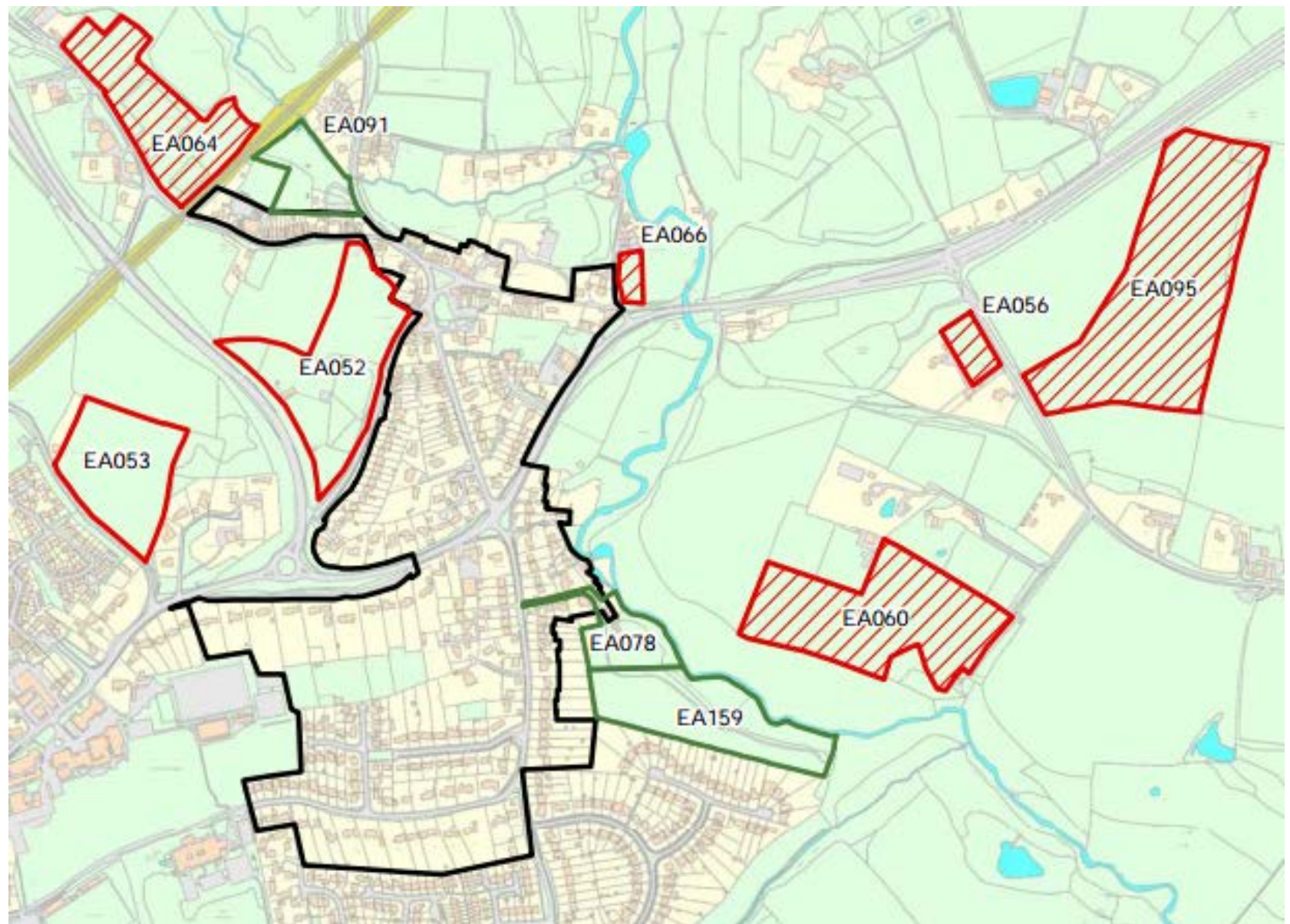


Recommendation

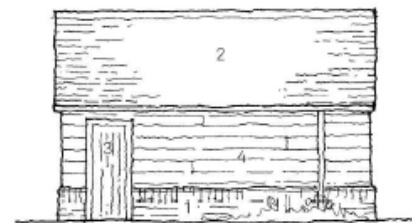
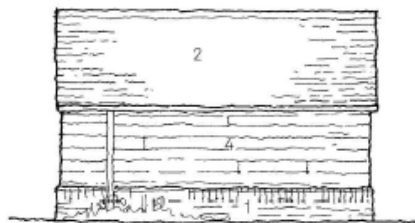
That planning permission be **refused** for the following reason only as outlined in paragraph 10.1 of the report and the Update Sheet.

1. The proposed dwellings would be outside of the defined settlement policy boundary of Sheet, which would result in an unjustified form of residential development in designated countryside. In the absence of clear community support for development outside the settlement policy boundary, the proposals would therefore be contrary to policies CPI0 and CPI9 of the East Hampshire District Local Plan: Joint Core Strategy 2014, the National Planning Policy Framework, the South Downs Partnership Management Plan 2013 and the First Purpose of a National Park.









The site from neighbouring properties

