

Shalden Parish Council

Parish Council Meeting, Monday 13th December 2021 at 5pm

Minutes

Cllr A Shirvell (Chair), Cllr P Wilson, Cllr D Orme, Cllr R Hartgill and Cllr B Stewart

6 residents in attendance

- 1) **Chair's Welcome and Announcements.** The Chair advised attendees of the recommendations in relation to being Covid safe.
- 2) **Apologies for Absence:** None received
- 3) **Declarations of Interest:** None made
- 4) **Public Question Time:** Adjournment of the meeting for 10 minutes to allow the public to raise questions.
 - Given the number of attendees wishing to speak, the Chair extended the period to 15 minutes for this meeting. Residents were advised that they were welcome to stay for the duration of the meeting but the public question time was their only opportunity to speak.
 - Resident: Noted that ideally they would like neighbours to share development plans ahead of them being formally submitted as this would, in their opinion, reduce the likelihood of conflict. Also feels it is deeply regrettable that the response to this application has led to personal and offensive comments being made to the Parish Councillors. Finally asked the Parish Councillors to bear in mind the planning rules when considering this application.
 - Resident: Thanked the Parish Council for calling the meeting as the planning application is a matter of village interest and they are particularly affected as in full sight of proposal. Would note that the proposal is out of keeping and impacts them as they live in a listed building and in a conservation area. While the proposed building may not reduce the value of other properties in the village it is not a nice sight for anyone wondering around the village and the latest amendments, extra screening and vegetation, will not address this. Furthermore, there has been a significant amount of vegetation removed from the plot and this has devastated the existing screening along the road: it adds insult to injury.
 - Resident: In agreement with the previous speakers to thank the Parish Councillors of the work they do. At this particular meeting which has been called to review the planning application for The Spinney: why has meeting been called now? what has changed since the last application? Is it because of resident feedback? Also, as a follow on from the previous council meeting; does the concern of a number of residents around the decisions of the parish council mean the process needs to be reviewed? Can communication between residents and the parish council be improved? The resident has emailed the Chair with some ideas to be shared with all the Councillors: he was not able to email everyone directly as currently emails are not provided on the website.
 - Resident: Would add his personal appreciation to all the Councillors for the time taken to look after the community. At 10:40 this morning there were 11 objections and 0 supporting comments in relation to The Spinney application. While he would acknowledge that the 11 include some duplications, the objections expressly reference planning laws. The objections are not just we don't like the look of this proposal. Believes it is slightly odd that the parish council have just now called a meeting given the application was initially made back in July. The resident believes the

latest proposed change to planting does nothing to mitigate the visual impact of the structure of the finished building and believes it will be more visible given the removal of trees from the property line. The resident contacted all the Councillors personally and was advised that they wouldn't speak to him individually on the matter but agreed to consider his written feedback. Resident had heard it said that the applicant would receive a green light which raises questions about the application and opportunity to comment not being a fair process. Resident submitted that the parish council should follow lead of its constituents who feel strongly enough on the matter to submit detailed responses to EHDC. If the parish council decide not to object then the reasons need to be clearly communicated.

In response to the above questions the Chair provided the following guidance:

- The amendment to the planning application has allowed the meeting to be called. The Councillors did not receive feedback from any residents to the first application in July and in considering it themselves against the planning regulations could see no grounds to object: design itself not being a reason.
- Communication. This is not on the agenda for tonight's meeting. The feedback from the resident has been shared with all the Councillors.

5) To consider a response to the following planning application(s):

a) Case No: 38980/007. The Spinney, Shalden Lane, Shalden, Alton, GU34 4DT

Proposal: Demolition of the existing dwelling house, associated garage and outbuilding, and the erection of a 4-bedroom dwelling house and associated garage. The existing swimming pool and tennis court are proposed to be replaced and the garden landscaped. (Revised landscaping plan received 18.11.2021)

Councillors noted the feedback from the residents in attendance and moved on to discuss the following points

- Shalden Parish Council has been a consultee on 18 applications since 1 April. Developments in the village and planning rules change over time and Councillors are diligent in their consideration of applications but are lay people and learn on the job.
- The original application for The Spinney was shared by EHDC in July. The Councillors received no feedback from residents at this time. The application was considered in line with planning guidelines and no objection was lodged.
- In November, the parish council was made aware of an amendment to The Spinney application as a consultee. On receipt of feedback from residents a meeting was called in line with the council's standing orders.
- The Councillors considered the application against the current documentation (the Group Core Strategy) which includes a supplementary guide (available online) that can be used in line with C29 (the design part of the Group Core Strategy). As in July the application does not seem to be in contravention of these guidelines.
- Councillors noted that some of the objections they have read, and referred to by the attending residents, reference planning rules and documents that are not relevant such as a Countryside document and the 2011 Local Plan which is now redundant.
- The Councillors observed the objections that have been lodged mostly related to the design not being in keeping, its siting in the plot and the impact on the landscape. The Councillors noted that there is no overall design scheme for Shalden outside of the conservation area.

- Councillors considered the impact of the development on the neighbouring Conservation Area. While the design is modern there are no rules against this although they understand some residents do not feel this to be the case. It was also noted that new building is not visible at the same time as those in the conservation area.
- The parish council needs to represent all residents and not just those who have objected or attended this meeting: 14 objections have now been raised and read by the Councillors.
- District Councillor Costigan has been made aware of the objections but has not lodged any comment or objection against the application.
- Following discussion, the Councillors voted on how to respond to the latest planning application: 1 for Objecting and 4 for not.
- Councillors were in agreement that the comments lodged with EHDC would highlight the concerns a number of residents have raised.
- Clerk to record decision with EHDC Planning Department

6) Items for the next agenda. Nothing proposed

7) Meeting Closed. Chair thanked the Councillors for their time and for their support in conducting the meeting appropriately.

Meeting Closed: 17:38

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Signed: A Shirvell, Chair of SPC

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Dated