

**Minutes of East Meon Parish Council (EMPC) Planning Committee Meeting with representatives from WYG & Southcott Homes to discuss the land South of Coombe Road (Neighbourhood Plan Policy EM16)**

East Meon Village Hall, Tuesday 13 August 2019 at 6.30pm

**Attendees**

EMPC Planning Committee - Steven Ridgeon (SR), David Cooke (DC) & Andy Hales (AH)

Martin Hawthorne (MH) & Chris Lyons (CL) – WYG (Planning Consultants)

Claire Carvalho (CC) - Southcott Homes (Developer)

Members of the public were also in attendance.

1. SR opened to say the meeting consists of a discussion about the information provided by WYG and Southcott Homes and that no views, comments or reaction from EMPC should be construed as approval or otherwise. Formal comments from EMPC will follow once a planning application has been submitted to the South Downs National Park Authority (SDNPA).
2. SR confirmed the expectation is that the site will comply with the policies in the East Meon Neighbourhood Development Plan (NDP), which needs to be looked at as a whole and also as part of the recently adopted SDNPA Local Plan.
3. MH offered hard copies of the latest plans, produced by a new architect (Pope Priestley) thought to be rurally orientated.
4. MH explained the design concept
  - a) Attractive frontage
  - b) 2 clusters, as stipulated by the NDP Policy EM16
  - c) Back (south) of site kept as low as possible to preserve views and compensate for a rising site
  - d) Flint house on western end of site, the largest on site
  - e) Low slung 1.5 story barn style semis at back of site
  - f) Eastern end semis similar to houses opposite
  - g) Resident cars to be reasonably hidden
  - h) 5m deep 'wildlife corridor' hedge at back in line with the NDP Policy EM16
  - i) Without narrowing the existing road, 2m pavement (betterment) and hedge added to the front/north of site
  - j) Retention of existing trees – the darker trees on the plan
  - k) Central garage block, low in profile to aid views
  - l) The design picks up architectural details from across the village.
5. EMPC asked about the voids above some garages (e.g. Plot 9), expressing concern about subsequent extensions, which could negate the NDP conclusion (based on the Housing Needs Assessment in East Meon) reflected in NDP Policies EM3 – Size of Dwellings - and EM16, that 2 & 3-bedroom houses are required. MH said the voids are too low for accommodation, so are more appropriate for storage. They reflect the architect's desire to keep the roof height continuous.  
**MH committed to see if alternative designs are feasible which eliminate these voids.**

6. CC confirmed the rendered homes (10/11) would be colourfast (using, for example, K-rend).
7. MH confirmed there would be 2 car spaces per property in line with the East Hants planning requirements. There is no separate provision for visitor parking, although visitors would be able to park in front of their host's garage etc.
8. **CC will look at electric car charging points on the site.** This has not yet been offered on other sites or across whole sites, so future proofing might be the best compromise ahead of known demand and standardised equipment. EMPC believes this would be an important asset to new build properties.
9. MH confirmed the access gradient and visibility splays onto Coombe Road would comply with Highways regulations and NDP Policy EM16.
10. Regarding surface water concerns, MH offered 3 possible solutions:
  - a) Investigation and repair of the surface water drain under Coombe Road which allegedly is "squashed".
  - b) Adding a soakaway at the edge of the 5m landscaping hedge
  - c) Ensuring sufficient onsite drainage

SR stated that the site should comply with NDP Policies EM12 (Sewerage and Drainage) and EM13 (Surface Water Management), plus any relevant SDNPA Local Plan policies.

11. A decision has not been made on how the properties will be heated, but Southcott Homes has found conventional electric plants most popular on their developments where gas is not available.
12. Regarding potential disruption to traffic using Coombe Road during construction, MH responded that Southcott Homes would struggle to obtain approval to close Coombe Road even if it needed to, but single lane restrictions might occur sometimes during construction.
13. **CC offered to work with residents on ecological matters, bat boxes, hedgehog habitat etc**
14. In response to a question regarding the 'suburban' feel to the dwelling design (rather than a 'village' feel), MH emphasised the mix of materials being used (brick, flint, wood and render), but **agreed to consider more brick varieties and to consider changing house 6 to flint.**
15. **CC stated that Southcott Homes will involve the local community in suggestions for the name of the site**, although cannot promise to be bound by this, e.g. in the case of duplicates etc.
16. EMPC asked for permitted redevelopment rights to be removed. MH confirmed that EMPC can ask EHDC or SDNP to remove permitted development rights, but ultimately it is their decision as the Planning Authority."
17. EMPC confirmed that retrospective planning applications are now automatically flagged to the Parish Council, as was not the case with Anvil Close.

18. MH confirmed there would be a covenant to prevent any further development on the south side of the site, as per NDP Policy EM16
19. CC confirmed there is enough space on site to accommodate contractors' vehicles and a construction management plan will be part of the planning application.
20. Regarding parking concerns, MH responded that the site cannot prevent current village practice but should not add to parking pressure.
21. MH repeated that sight lines and proximity to the bend in Coombe Road will comply with Highways regulations, a condition of formal planning permission.
22. In response to a question, MH noted the repeated concerns about drainage, with flooding being more frequent than he was aware. He recognised run-off needs looking at, but that EMPC ought to be responsible for culvert maintenance. The site hardstanding will be permeable in line with regulations.
23. It was highlighted to MH that the sewerage system was also at capacity. MH commented that the developers paid for a sewer upgrade for The Green.
24. It was also highlighted that the electricity supply along Coombe Road regularly trips, which MH acknowledged the developers may also need to investigate.
25. There was a discussion about the footpath to be provided along the front of the development and if it could be on the opposite side of the road. More discussion and thought about feasible options is required.
26. MH defended the non-parallel semi-detached dwellings (10/11) as adding interest, preserving existing trees and reducing intrusion. Visibility of the now flint house 6 is also better. **MH will ask the architect if an alternative design is feasible and will get back to SR.**
27. CC confirmed that, on their previous developments, sites are run by a management company, of which all the residents are directors, so they can make their own maintenance arrangements. The intent is that this development will follow the same model.
28. The site is freehold.
29. Fencing is most likely to be a rural, open style, although resident will be able to change this.
30. Presently the wildlife corridor, which is outside the development site, is to be managed by the current landowner, with EMPC as guardian. **SR to work with EMPC to see if there are better ways to do this to ensure that the point in NDP Policy EM16 is delivered** i.e. "Any planning permission for the residential development shall ensure that provision is made to ensure: - The implementation of the scheme of mitigation (*i.e. the wildlife corridor*) in full by the development; - Maintenance of the scheme of mitigation in perpetuity".



31. CC confirmed no decision has been made on window materials. It was noted that some of The Green have replaced their wooden windows with plastic. SR noted that the NDP Policy EM7: Building Materials and Detailing states, "Windows and doors shall be finished in timber, though high quality, treated or coated metal windows may be considered in appropriate circumstances....".
32. CC confirmed there will be no solar panels on site, noting SDNPA's position regarding the unwanted reflection caused to walkers on edge of village sites.
33. In terms of timescale, MH offered the following potential dates:
  - a) Planning application in: September 2019
  - b) Approval: December 2019/January 2020
  - c) Construction start: Spring 2020
  - d) Completion: approx. 9 months.

The meeting ended at 8.10pm