



This Meeting was held by Zoom due to Covid 19 restrictions

CONFIRMED MINUTES of Planning Meeting held on: Thursday September 3rd 2020

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Cllrs present: Neil (Chair) Brooks, Woollen, Melvin, Clerk Sue Hodder and Dep Clerk Karen Ray

District Councillors: David Ashcroft and Ken Carter

Members of public: Representing Rowledge: Jeff Ward (JW)(Rowledge Residents Assoc-Chair) John Steeds(JS) (RRA) Alex Tarrant (AT)and Matt Cannon(MC) (Fullers Road Residents)

20/043	Apologies for Absence Cllr's Retallack, Melvin and Warnes
20/044	Chairman's Announcements: Welcome to Rowledge residents
20/045	Declarations of Interests: None
20/046	Questions from the public (including those received by post or e-mail) None
20/047	<p>APPLICATIONS RECEIVED</p> <p>a. 50463/001 NOTIFICATION OF FULL PLANNING APPLICATION Location: Land West of Linden, Fullers Road, Rowledge, Farnham Proposal: Development of 10 dwellings with parking and landscaping Discussion followed JW raised issues, why two entrances? density of plot, contribution to safety with the A325, concern that the green space at back of plot will not be developed later on. JS mentioned the traffic from main road turning into Fullers Road into new development being very close to junction and could cause tailback. AT talked about retaining the nature of Holt Pound MC questioned 2 entrances, junction with A325 so close would be a disaster, view from A325. Cllr's raised issues such as, felt effort made to address planning appeal comments in 2014. Transport statement questioned, felt access onto site was not wide enough, Trips data on car movement in and out is questionable. Two access points. Concerns for green area at the back of plot. Did feel the plans were very thorough. Consensus that the 40% affordable housing was very valuable. Jeff Ward thanked the Councillor's for there homework on this application.</p> <p>NO OBJECTION</p> <ul style="list-style-type: none"> • Subject to /including points raised from locals • Missing documentation is on file (a) outstanding ecological surveys bats/dormice (b) Plans for refuse vehicle tracking and bin collection • To conform to NPPF Para 35, the plans should be amended to incorporate Electric Vehicle charge points for dwellings.

<p>19.39pm</p>	<ul style="list-style-type: none"> • Transport Statement (page 3, para 104) planners have a legal duty “to identify and protect sites and routes that could be critical in developing infrastructure that widens transport choices” this is such as site. • Concern over plot density • Concern over 2 entrances, why? • Concern raised over traffic coming into Fullers Road from A325 will have to stop as cars turn into new development- entrance is very close to A325. Could cause tailback on busy A325 in rush hour. • We would like to see more hedge/camouflage from A325. Omit fencing and increase foliage cover as preferred by SDNP • We are encouraged by Affordable Housing but raise concerns if Development not enforced by less units. <p>District Councillors Ashcroft and Carter joined the meeting District Cllr David Ashcroft confirmed that he had requested a site visit for the application</p> <p>b. 51562/001 Location: Northview, Fullers Road, Rowledge, GU10 4LB Proposal: Changes to rear fenestration and patio NO OBJECTION</p>
<p>20/048</p>	<p>Chairman’s closing remarks None</p>

Signed by Chairman _____

Dated.....

Next Planning Meeting: October 1st 2020

<http://planningpublicaccess.southdowns.gov.uk/online-applications/>
www.easthants.gov.uk