

MINUTES
Steep Parish Council
Planning Committee Meeting
Monday 3rd July 2023 at 7.00pm

Present: Cllrs. Alison Driver (Chair), Charlotte Duthie, Freddie Holmes, Shannon Askew

Also present: Dawn Rodgers, Clerk

- | Minute | Item |
|---------------|---|
| 23/28 | Apologies for Absence:
Paul Garstin |
| 23/29 | Approval of Minutes:
Resolved: The minutes of the Planning Committee meeting on 12 th June 2023 were approved as an accurate record. |
| 23/30 | Declarations of Interest:
None |
| 23/31 | Public Comment:

PLANNING:
Current applications were discussed, and the following comments agreed: |
| 23/32 | SDNP/23/01952/HOUS
Island Cottage Island Steep Petersfield Hampshire GU32 1AE

Steep Parish Council have no objection to to this application. We do request the black out blinds the applicant is proposing are made a condition of the permission to protect the Dark Skies TAN and the amenity of the neighbours. |
| 23/33 | SDNP/23/01778/CND
Brickyards Industrial Estate Rockpits Lane Steep Marsh Petersfield Hampshire GU32 2BN

As per our previous comments, Steep Parish Council does not agree, due to the changed application, that tacit acceptance should be given for the containers in the parking places previously earmarked under the original planning application. We cannot understand why the applicant earmarked those spaces as parking in the original application with no intent to use them.

We also point out again that cars parking within the development site is already exceeding the 11 spaces being applied for. This is proved by the applicants own photos submitted with the application. Therefore the parking spaces being taken up by containers is very much needed to resolve the local residents issues of out of hours noise affecting their tranquillity in a rural area.

NB. As well as the consultee comment, the Parish Council agree to write to Planning Enforcement, to ask why breaches of planning have not previously been picked up and how the site can be monitored going forward.
ACTION: Clerk |
| 23/34 | SDNP/23/02602/CND
Longbourne Lythe Lane Steep Petersfield Hampshire GU32 1AU

The Parish Council are concerned by the variation of plans for the following reasons:

The previous plans for the cellar showed a house plant room and a pool plant room, along with space for the air source heat pump. The new plans only show one plant room, which we can only assume is the existing house plant |

with the services barn housing the air source heat pump and pool plant. The site for the newly proposed service barn is very close to the only neighbour, whereas previously everything would have been contained in the cellar. Indoor swimming pool plant can be noisy as it needs to heat water, and keep a constant air temperature to avoid damage through humidity to the fabric of the building, running 24/7 all year round. Keeping the pool plant and any services in the previously proposed location of the cellar would mitigate impacts of the neighbours and therefore remove the need for an extra building and seemingly overdevelopment of the plot. Alternatively the applicants have land to the north of the proposed pool which would could house the services barn, thereby protecting the tranquillity and amenity for the neighbours.

The new floor and roof areas show a significantly larger development than previously proposed plus a significantly higher roof line (equal to the north east wing). The previous plans would be lower in height with only a loggia link, making it obvious the pool and house are two separate buildings. The significantly increased indoor space and therefore roof coverage negatively affects the visual amenity of the site and countryside location. The house is already out of keeping with houses in the Steep.

We also request there should be no roof lights / windows, or external lighting on the new building in order to conform to the Dark Skies TAN.

23/35 DATE OF NEXT MEETING – To be arranged. Although there is no ordinary Parish Council meeting in August, a Planning Committee meeting will need to be held if planning applications are received for comment.

The meeting closed at 7.28 p.m.