

## **Members of the Parish Council – Parish Council Planning Meeting**

Cllr Horton- Chair, Cllr Clegg-Vice Chair, Cllr de Ledesma, Cllr Herman

Cllr Cushing, Cllr Farquhar, Cllr Williams, Cllr Bosley

## **Minutes of the Planning Meeting of Farringdon Parish Council held on Wednesday 4th January 2023**

**All Saints Church, Church Rd, Upper Farringdon, GU34 3EG**

Also attending Cllr David Ashcroft and Cllr Mark Kemp-Gee

### **Agenda**

#### **77/22 To receive and approve apologies for absence.**

Apologies from Cllr David Craig and Luke Galloway SDNP and the following residents- Kathy Ross, Nadine Farris, Freda Johnston, Keith Johnston, Johanna & Matt.

#### **78/22 To receive and approve disclosable pecuniary interests and non-pecuniary interests from the Clerk. Local government act 1972 s117**

None.

#### **79/22 To receive and approve dispensations for disclosable pecuniary interests from councillors. (S33 of the Localism Act 2011)**

Cllr David Horton as his property is next to the Folly – 83/22 and 84/22  
The meeting was therefore chaired by Cllr Andy Clegg – Vice Chair

#### **[80/22 T1 1 x Multi-stemmed maple - To remove Tree is causing side of property to become damp. Tree is growing into low voltage power line. - Junes Cottage Shirnall Hill Upper Farringdon Alton Hampshire GU34 3DS](#)**

Ref. No: SDNP/22/05660/TCA | Received date: Tue 06 Dec 2022 | Status: Pending Consideration | Case Type: Planning Application

No Objections and No Comments

#### **[81/22 Proposed works Field Maple - to pollard to below hedge height - see cover letter - Camville Cottage Hall Lane Farringdon Alton Hampshire GU34 3EA](#)**

Ref. No: SDNP/22/05787/TCA | Received date: Tue 13 Dec 2022 | Status: Pending Consideration | Case Type: Planning Application

No Objections and No Comments

**82/22** [Two silver birch trees in the centre of the back garden. - Fell. - Tangley Hall The Street Upper Farringdon Alton Hampshire GU34 3DT](#)

Ref. No: SDNP/22/05134/TCA | Received date: Thu 03 Nov 2022 | Status: Pending Decision | Case Type: Planning Application

No Objections and No Comments

**83/22** [Variation of condition 2 of SDNP/15/03809/FUL to allow the substitution of the approved plans Existing Floor Plans \(15-901-002\), Existing Elevations \(15-901-003\), Unit 7 Plans and Elevations \(15-901-008\), Location Plan \(15-901-LOCA\), Proposed Site Layout \(15-901-001B\), Proposed Plans \(15-901-005A\), Street Scene \(15-901-010A\), Proposed Elevations \(15-901-006A\), Unit 6 Plans and Elevations \(15-901-007A\) with Level Assessment of as built unit 6 \(A-22794\(3.2\)114P, Existing as built plans \(A-A22794\(3.2\)101P, Existing as built plans \(A-A22794\(3.2\)102P, Proposed Plans A-A22794\(3.2\)103P, Proposed Plans \(A-A22794\(3.2\)104P Proposed Plans, Location Plan \(A2279\(3.2\)001P, Block Plan \(A227994\(3.2\)100 Block Plan, Existing as built elevations \(A2279\(3.2\)105P, Existing as built Elevations \(A227994\(3.2\)106P, Proposed Elevations \(A22794\(3.2\)107P, Proposed Elevations \(A22794\(3.2\)108P, Proposed Parking Layout \(A22794\(3.2\)109P, Existing and Proposed Sections A2279\(3.2\)110P, Unit 6 Existing as Built and Proposed drawings A227949\(3.2\)111P1, Unit 7 as built and proposed drawings A22794\(3.2\)112P1, Proposed Landscape Plan A22794\(3.2\)113P Proposed Landscape Plan, Bat Emergence Surveys, Defect Survey and Water Repair, Phase 1 Bat Survey, Planning and Heritage Statement, Risk Assessment, Structural Inspection. - Masseys Folly Church Road Upper Farringdon Alton Hampshire GU34 3EG](#)

Ref. No: SDNP/22/05319/CND | Received date: Tue 15 Nov 2022 | Status: Pending Consideration | Case Type: Planning Application

**84/22** [Variation of condition two of SDNP/15/03810/LIS to allow substitution of approved plans Existing Floor Plans \(15-901-002\), Existing Elevations \(15-901-003\), Unit 7 Plans and Elevations \(15-901-08\), Location Plan \(15-901-LOC-A\), Proposed Site Layout Plan \(15-901-001-B\), Proposed Plans \(15-901-005-A\), Proposed Elevations \(15-901-006A\), Unit 6 Plans and Elevations \(15-901-007-A\), Street Scene and Section \(15-901-010-A\) with Level Assessment of as built unit 6 \(A-22794\(3.2\)114P, Existing as built plans \(A-A22794\(3.2\)101P, Existing as built plans \(A-A22794\(3.2\)102P, Proposed Plans A-A22794\(3.2\)103P, Proposed Plans \(A-A22794\(3.2\)104P Proposed Plans, Location Plan \(A2279\(3.2\)001P, Block Plan \(A227994\(3.2\)100 Block Plan, Existing as built elevations \(A2279\(3.2\)105P, Existing as built Elevations \(A227994\(3.2\)106P, Proposed Elevations \(A22794\(3.2\)107P, Proposed Elevations \(A22794\(3.2\)108P, Proposed Parking Layout \(A22794\(3.2\)109P, Existing and Proposed Sections A2279\(3.2\)110P, Unit 6 Existing as Built and Proposed drawings A227949\(3.2\)111P1, Unit 7 as built and proposed drawings A22794\(3.2\)112P1, Proposed Landscape Plan A22794\(3.2\)113P Proposed Landscape Plan, Bat Emergence Surveys, Defect Survey and Water Repair, Phase 1 Bat Survey, Planning and Heritage Statement, Risk Assessment, Structural Inspection. - Maseys Folly Church Road Upper Farringdon Alton Hampshire GU34 3EG](#)

A number of residents have reported that a substantial quantity of material was introduced in lorryloads onto the site. A high level of concern has been expressed that hazardous or contaminated waste was included in this material. A formal referral to the local Environmental Health Department is understood to have been made. The residents wish to receive confirmation of the findings of any report.

The houses have not been built in accordance with the approved plans, particularly in relation to the height of the ground floor levels and roof levels. The applicant's surveyor has given measurements of the ground level and this accords with what residents and the parish council say. One of the buildings is approximately 3ft higher than the previously approved height.

Discarded waste material was introduced by the lorryload after the building of the two new houses was completed. This may have affected the appearance of the houses (made them appear smaller in scale) but has done nothing to reduce overlooking of neighbouring properties.

Although the documents supporting the application are lengthy and detailed no reference could be found to these issues and until they are addressed Farringdon Parish Council cannot see how the variation sought could properly be granted. A majority of the residents argued that a comparison should not be with the "as built" houses but with the original planning permission. The western boundary (Cruck Cottage) has been shown incorrectly on the documentation in support of the variation applications. The developer will have problems with entrance and exit to the site. SDNP planning department need to correct this error and clarify the correct boundary with the owners of Cruck Cottage.

The previous use of extra materials to alter the levels of the site has and will continue to cause flooding and damp problems to neighbouring properties.

The Grade II listed building which apart from its historical importance to the village is also unique and is visited by many users of the South Downs National Park is in a fragile condition and the changes to the curtilage of the building proposed are not in keeping and as highlighted alteration to boundaries, levels and drainage may have a significant detrimental effect on the listed building as well as neighbouring properties.

Strong views were widely expressed at the meeting that there should be no variations permitted; but that the original planning permission and conditions should be enforced.

The section 106 agreement has been breached. Residents are concerned that the Folly is rapidly deteriorating and may become unsafe.

Ref. No: SDNP/22/05320/CND | Received date: Tue 15 Nov 2022 | Status: Pending Consideration | Case Type: Planning Application

Unanimous Objection and comments to be sent to SDNP planning.

[85/22 T 9 and T10 Conifers - Back Garden Fell, Front Garden T11 Conifer - Fell, T12 Cherry Tree - Fell, T13 Arironica - Fell, T14 Conifer - Fell, Yew - Reduce by 2m, - Cavalliers Hill Shirnall Hill Upper Farringdon Alton Hampshire GU34 3DS](#)

Ref. No: SDNP/22/05388/TCA | Received date: Thu 17 Nov 2022 | Status: Pending Consideration | Case Type: Planning Application

No Objections or Comments

Andy Clegg thanked all who attended.