



---

c/o Mrs D Heppell: Email: [clerk.westmeon@parish.hants.gov.uk](mailto:clerk.westmeon@parish.hants.gov.uk)

**MINUTES OF THE EXTRAORDINARY MEETING OF WEST MEON PARISH COUNCIL HELD ON 19<sup>th</sup> JUNE 2019 AT 6.00PM IN WEST MEON VILLAGE HALL**

**THOSE PRESENT:** Cllrs A Trenchard (Chairperson), J Nicholson (Vice Chair), C Waller, and C Adams

**BY INVITATION:** Metis Homes

**APOLOGIES:** Cllrs G Silk, City Cllrs L Ruffell and H Lumby County Cllr R Huxstep

**IN ATTENDANCE:** Mrs D Heppell (Clerk)

**MEMBERS OF THE PUBLIC:** 17 members of the public

Wmpc 1720 **DECLARATIONS OF INTEREST**

Members were reminded of their responsibility to declare any personal or prejudicial interest which they may have in any item of business on the agenda. None were declared.

Wmpc 1721 **MEETING OPENED TO THE PUBLIC**

The Chairperson opened the meeting to the public and advised that a pre- application proposal had been submitted to SDNP from Metis homes reference SDNP/19/02469/PRE-Erection of 10 dwellings with associated access, parking and landscaping.

Cllr Trenchard invited Mr A Harris and Mr A Kennedy representing Metis Homes to address the meeting to introduce the scheme. Mr Harris advised of the proposal giving details of the housing mix, access arrangements, planting and affordable housing.

Cllr Trenchard thanked Metis Homes and asked Councillors if they had any other points. Cllr Waller advised the meeting of the position with the SDNP housing allocations in West Meon and the need to provide 15 dwellings in the village. Also that this is a site accepted by SDNP in their emerging Local Plan.

7 members of the public raised issues about the scheme regarding;

- Traffic plan, and implication for the village school on Church lane
- Footpath and pedestrian rights over the recreation land
- Smaller 2 bed houses needed for young people
- Road layout could lead to further houses in the future
- Proposal has impact on views from recreation area and is a protected view in VDS, one of the best views in West Meon, and bungalows will block this view

- Problems with maintenance of footpath and alleyway at the back of garages
- Problems of water supply with village
- This site is not meeting optimum standard of 15 homes and they should be smaller dwellings

## TO RECEIVE WORKING GROUPS

### Wmpc 1722 PLANNING

- i) SDNP/19/02469/PRE-Erection of 10 dwellings with associated access, parking and landscaping.

Cllr Waller reiterated the history of the site and position with SDNP planning policy and that development is needed to meet the housing need in West Meon **of smaller** affordable housing and summarised the issues raised by the public and concerns of the Parish Council.

- ii) Metis Homes were invited to speak again and they thanked everyone for attending and advised that this is the pre-application stage and that they would take the views raised away with them and would do further consultations with the village. Cllr Trenchard thanked them for their comments.

- iii) The Parish Council unanimously **agreed** to raise the following concerns to SDNP:

1. The access to the site is acceptable but re-surfacing of Long Priors would be required after construction. Also a traffic management plan for Long Priors and Church Lane/Lippen Lane is required including use of smallest vehicles for soil removal etc.

2. Bungalows are a good idea but they are in a poor location at the top of the site. This is unhelpful for older residents who would likely be the occupiers of these bungalows. They are also too large, two bedrooms would be ideal.

3. The mix of housing does not match the needs of the community nor would they be attractive to local residents as their retail cost will be excessive, these are executive type homes. The Parish Council favours lower cost or affordable housing to meet the needs of local people. WMPC supported this site being used for housing BECAUSE they expected some genuinely affordable homes to be created. Patently, this is not the case with this allocation of ten houses. As they stand, these houses cannot be deemed affordable as they are too big. Three bedroom houses are not starter homes as stated in 2/3 of the pre application. Thus, as this stands, the ten properties do not at present contribute to the identified needs that WMPC is familiar with. WMPC would favour 2 and 3 bedroom properties as the greatest number.

4. The site was originally outside the settlement boundary in open countryside. WMPC has accepted and supported the site being included in the new boundary, but the layout of the housing is unimaginative for such a sensitive location. The layout needs more thought. For example, ten new houses means twenty to thirty new cars using the site. Having the access road in the site around the outside of the houses to create a farm yard layout would be more attractive, keeping cars away from the centre of the site and allow planting in the centre of the site with the housing around the edge of the site. Additionally this would reduce the height impact of the new houses on residents at the end of Knapps Hard.

5. The proposal to have a hedge boundary with the remainder of North Field is very welcome.

6. Any proposed lighting on the site must be of a low level and should make use of solar power. New houses must be designed to be more carbon neutral for the long term, for example making access of ground heat or solar power.

7. It should be noted that there is no public footpath access across the recreation ground, though access is permitted. Any application for planning should not suggest that there is a public footpath to the village shops from the site as a legal right.

8. Discussions were held with Metis Homes about the importance of consultation with the local community and it was agreed that a questionnaire and exhibition would be held.

Wmpc 1723 **DATES OF NEXT MEETINGS**

Tuesday 2<sup>nd</sup> July 2019, 3<sup>rd</sup> September, 1<sup>st</sup> October, Monday 4<sup>th</sup> November, 3<sup>rd</sup> December all in the Village Hall.  
llage Hall.

Meeting finished at 7.00 pm

Chair .....