

MEETING OF HAWKLEY PARISH COUNCIL PLANNING ADVISORY COMMITTEE

Held in the Church Room, Hawkley Village Hall on Tuesday 15th November 2022 at 6pm.

Minutes

Present: Cllr G Brighton, Cllr J Humphrey, Cllr L Buckle and Cllr S Sinclair

Also present: K Horton (Clerk to Parish Council) and six members of public

1. Meeting Opened

- a. Chair's welcome to the attendees.
- b. Apologies. Received from Cllr Caukill and Cllr Large.
- c. Declarations of Interest. No Declarations made.

2. Representations from members of the public.

Resident. Confirmed they had submitted an email to the Cllrs and feels application is unsuitable for the area and too big for the location and the application has no merit. They are also concerned that the lanes are too small for the associated traffic and it opens up the area for more similar development/use.

Resident. Concerned that financial environment will impact the business and what will happen to the buildings when it fails to prosper. Gave Flexcombe Farm as an example of where this has already happened locally; old buildings converted but the farm has now ceased trading and buildings are sitting vacant.

Resident. Photos showing the amount of water that comes off the field when there is any rain.

Resident. Concerned about the amount of traffic and environmental damage the application will cause. Traffic advisor has failed to understand the scope of the application and has merely looked at movement of livestock to pasture and the number of people working there. These calculations do not consider the visits required to the site for feed and bedding supplies: 84 acres cannot sustain the number of animals in the winter or summer and so throughout the year heavy traffic will come through the lanes and the obvious access is to drive through Hawkley and Oakshott. Resident also queried how many animals are going to be on the site as the numbers differ through the application and as such it is unclear whether the size of the barn is appropriate.

Resident. Queried whether the environmental consultation has truly not understood the water and the way it disperses on the site. Does not believe the Officer has appreciated that SSI runs to the north along the stream and the stream itself running into the Rother.

Residents also queried:

- What access route might be easiest and whether heavy vehicles could be prohibited down the narrow lanes. It was noted that there is a risk of slippage.
- Tree planting scheme would be appropriate too as existing trees are mainly Ash. Any TPOS are not going to stand if they have Ash Die Back.
- Whether the proposal would be more acceptable if it were sited in the SE corner of the plot which is a slightly higher piece of land and address the concerns relating to drainage. A different point of access would need to be installed but it would also force traffic to arrive via Church Lane and join Hawkley Road so inconvenience for villagers removed. 2 other farms are already accessed along this route.

- If the application was rejected and it went to appeal what chance of success would the applicant have. Cllr Brighton advised that it would likely depend on the wording of any refusal and as such is hard to preempt.
- Whether concerns should be shared with Cllr Louisson who is District Councillor. Members of the Planning Advisory Committee confirmed they were entitled to do so.

3. To consider a response to the following planning application(s):

a. SDNP/22/04420/FUL. North East of Middle Oakshott Farm Lane Hawkley Liss Hampshire
Proposal: Agricultural Livestock Building

- Initial thoughts of the Planning Advisory Committee were that it was appropriate for the agricultural land to have agricultural use. However, having researched the application further and having noted the concerns raised by the residents the Committee agreed that an objection should be lodged for the following reasons:
 - Size of the Barn and planned usage.
 - Siting of the Barn.
 - Environmental Impact
 - SDNPA Dark Night Skies.
 - Traffic and local road network
- Clerk will submit an Objection to EHDC Planning Department.

Meeting closed 18:25

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Signed:
Chair of the Planning Advisory Committee

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Dated