

# Greatham Parish Council

## Planning Committee Meeting

Monday 15<sup>th</sup> June 2020 at 8pm

To join the meeting please go to: <https://us02web.zoom.us/j/84116918711>

Dear Councillor,

You are hereby summoned to a meeting of Greatham Parish Council Planning Committee for the transaction of business set out below. This meeting is being held remotely using the Zoom video conferencing platform.

*J Ives*

Jane Ives, Clerk to the Council

9<sup>th</sup> June 2020

### AGENDA

- 1. Chair's Announcements/Virtual Meeting Policy**
- 2. Apologies for Absence:** To note any apologies received from Councillors
- 3. Declarations of Interest**  
*Councillors are reminded of their responsibility to declare any disclosable pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation has been granted, you may not participate in any discussion of, or vote on, or discharge any function related to any matter in which you have a pecuniary interest as defined by regulations made by the Secretary of State under the Localism Act 2011. You must withdraw from the room or chamber when the meeting discusses and votes on the matter.*
- 4. Planning Matters:** To provide an update on recent planning applications (Appendix 1) & any current matters
- 5. Chair's Report on Planning Matters & background to response to Planning Applications.**
- 6. Public Question Time:** Adjournment of the meeting for 15 minutes to allow the public to raise questions
- 7. To discuss and agree a response to the following application:**

Reference	Address	Proposal	Consultation Expiry Date
SDNP/19/05466/FUL	1 Hill View, Petersfield Road Greatham GU33 6EY	Amended plans to demolish single storey side extension and build a detached dwelling	19 <sup>th</sup> June 2020

- 8. SDNPA Sustainable Construction Supplementary Document:** To review the amended SPD and Consultation Statement and agree any comments (Appendix 2)
- 9. Date of next meeting:** Monday 27<sup>th</sup> July 2020 or as necessary depending on planning applications received

## Appendix 1: Planning Applications updated 09/07/20

Reference	Address	Proposal	Consultation Expiry Date	Determination Date	GPC Comments	Decision
SDNP/20/01023/HOUS	Lindisfarne, Longmoor Rd, Greatham GU33 6AG	Single storey rear extension following demolition of existing conservatory	13/04/20	08/05/20	No objection	Approved
SDNP/20/01507/HOUS	Bower Cottage, Longmoor Rd, Greatham GU33 6AQ	New vehicular access, widen pedestrian kerb and single storey side extension	15/05/20	11/06/20	No objection	
SDNP/19/05338/HOUS	2 Bridge Cottages, Farnham Rd Liss GU33 6LA	Single storey rear extension & replacement garage	25/02/20	02/03/20	No objection	Approved
SDNP/19/05998/HOUS	1 The Mount, Petersfield Rd, Greatham GU33 6AU	Extension of existing detached double garage and new pitched roof to existing section of garage	21/01/20	10/02/20	No objection	Withdrawn
SDNP/19/05738/FUL	5 Bakers Field, Greatham GU33 6EX	Replacement dwelling following demolition of existing dwelling	20/01/20	13/02/20	Objection	Approved
SDNP/19/05466/FUL	1 Hill View, Petersfield Rd, Greatham, GU33 6EY	Demolition of single storey extension & build a detached dwelling	19/12/19	15/01/20	Objection	
SDNP/19/05505/HOUS	44 Sherwood Close, Liss, GU33 7BT	Single storey front & rear extension	19/12/19	14/01/20	No comments	Approved
SDNP/19/05132/HOUS	3 Bridge Cottages, Farnham Rd Liss GU33 6LA	Reconstruction of front porch following impact damage	19/12/19	14/01/20	No objection	Approved
SDNP/19/05129/FUL	Copse House, Church Lane, Greatham GU33 6HB	Replacement dwelling	03/12/19	30/12/19	No objection	Approved
SDNP/19/05310/FUL	18 & 20 Wolfmere Lane, Greatham, GU33 6AL	Retrospective application for change of use of land to residential gardens	04/12/19	04/12/19	No objection	Approved
SDNP/19/05464/TPO	Greatham Primary School, Petersfield Rd, Greatham GU33 6HA	Various tree works	13/12/19	10/01/20	No objection	Approved
SDNP/19/03287/FUL	Darley, 1 Longmoor Road, Greatham GU33 6AE	Pair of semi detached dwellings	30/08/19	27/09/19	Objection	Withdrawn
SDNP/19/02897/FUL	West Fork, Farnham Road, Liss GU33 6LA	Change of use to caravan storage	02/08/19	29/08/19	No objection.	Refused

SDNP/19/02450/FUL	West Fork, Farnham Road, Liss GU33 6LA	Change of use of land to a caravan site & provision of 16 mobile holiday lodges	11/07/19	01/08/19	No objection	Refused
SDNP/19/02237/FUL	Fern Farm, Longmoor Road, Greatham GU33 6AW	Erection of four mobile home pitches, utility/day room building, replacement stables and associated hardstanding, following demolition of the existing buildings.	19/07/19	14/08/19	No objection	Approved
SDNP/19/01984/FUL	Longmoor Training Camp, French Road, Longmoor GU33 6EL	Change of Use of Existing Buildings from Military Storage depot to a flexible use comprising Film Studios/Storage and Distribution and offices with associated car parking and landscaping	04/07/19	08/08/19	Supports	
SDNP/18/06111/FUL	Liss Forest Nursery, Petersfield Road, Greatham GU33 6HA	Development of 46 dwellings (including affordable homes) and a shop, alterations to existing access onto Petersfield Road, hard and soft landscaping, drainage and all other associated development works	28/02/19	21/03/19	Objection	

## Appendix 2: Draft Sustainable Construction Supplementary Document & Consultation Statement

The South Downs National Park Authority is preparing a Sustainable Construction Supplementary Planning Document (SPD).

The SPD provides further guidance to support the implementation of the South Downs Local Plan policies, in particular Policy SD2: Ecosystem Services, Policy SD3 Major Development, Policy SD22: Parking Provision (where it relates to electric vehicle charging), Policy SD48 Climate Change and Sustainable Use of Resources.

The SPD therefore supports Local Plan Objective 6: To adapt well to and mitigate against the impacts of climate change and other pressures. It covers a number of detailed matters relating to new development including: energy and water efficiency, the use of low or zero carbon energy, use of sustainable materials, minimising waste and measures for adapting to climate change.

Once adopted, the SPD will be a material consideration for relevant planning applications.

The SDNPA consulted on a draft of the SPD from January – March 2020. The SDNPA has considered the responses received during the consultation and amended the SPD as considered necessary.

The SDNPA has prepared a Consultation Statement in accordance with Regulations 12 (a) and (b) of the Town and Country (Local Development) (England) Regulations 2004, and is making the amended draft SPD and Consultation Statement available for comment from **Tuesday 19<sup>th</sup> May to Tuesday 30<sup>th</sup> June 2020** prior to the SDNPA adopting the SPD.

The amended Sustainable Construction Supplementary Document can be found here:

<https://www.southdowns.gov.uk/wp-content/uploads/2020/05/Sustainable-Construction-SPD-ADOPTION-DRAFT-May-18-2020.pdf>

The Consultation Statement can be found here:

<https://www.southdowns.gov.uk/wp-content/uploads/2020/05/Reg-12a-Statement-of-Consultation-18-May-2020.pdf>

The following response was previously drafted and submitted but missed the consultation deadline. Councillors therefore may wish to review and submit this response to meet the new deadline.

### Greatham Parish Council SPD document feedback

Greatham Parish Council commends the SDNPA on the production of the Supplementary Planning Document which we view as a fantastic opportunity to improve the efficiency and sustainability of the built environment in the SDNP for decades to come. We have some general feedback to provide followed by comments on specific points.

#### General observations

Once this document is adopted it is important that the SDNPA makes significant efforts to inform and guide the relevant local authorities dealing with applications within the boundaries of the SDNP. They will need to be fully aware of the new requirements and how they should be implemented in applications which are not called in by the SDNPA. Experience from the introduction of the SDNP local plan suggests that some local authorities are still not really aware of the legal requirements it imposes and continue to apply local authority plans instead.

In light of rapidly changing public opinion we feel that this document could go even further. It would be wonderful to be able to legitimately claim that the South Downs is the greenest of all national parks.

The SDNPA should be wary of lobbying during this consultation from those with financial interests in development within the SDNP. Because of the very long lifespan of buildings carbon emissions should be a primary concern with financial return a distant second.

### Specific points

Page 6 – table 1, EV charge points. GPC feel that this should be more prescriptive. Lack of charging points is a key issue in slowing the take-up of electric vehicles. For small residential and large residential “required” should be replaced with, “at least one per unit”. For minor non residential the requirement should be more ambitious i.e. 1 for every 5 spaces.

Page 7 – 2.1 currently reads:

*“The requirement is for the energy efficiency of each home to result in the predicted carbon dioxide emissions to be at least 19% lower than that allowed by the current (2013) building regulations standard.”*

Why specify the date of the building regs? GPC suggest removing the date so that the SDP does not refer back to old regs in the future and so that if building regs are tightened the requirement of the SDP will tighten as well.

Energy efficiency general: for most homes heating is the single biggest energy use. GPC would like to see mention of heating control systems as an energy efficiency measure. At its most basic a timer, central thermostat and thermostatic radiator valves but preferably smart heating with centrally connected radiator valves which can have individual schedules and be remotely controlled.

Energy efficiency general: GPC would welcome the inclusion of waste water heat recovery as an energy efficiency measure in this section. The shower is one of the highest energy users in any home and WWHR systems can recover over 60% of the heat otherwise flushed down the drain. WWHR is very easy to fit at build time but harder to retrofit. It is basically maintenance free and likely to last as long as the building. WWHR is already recognised as a way to improve SAP score.

<https://powerpipehr.co.uk/>

### On-site low carbon energy

Page 11 – 2.24 current reads:

*“If there are legitimate, fully evidenced and agreed technical or physical design reasons why the 20% reduction figure is not feasible in full in any particular case, this will be considered pragmatically by the Authority.”*

GPC consider that this is too lenient and is open to exploitation by developers. Could 2.24 be deleted entirely? To further encourage efforts to comply with the requirement could a further levee similar to CIL be enforced on schemes which fail to comply?

Page 11 – section 2.29: The power density of panels is already a bit ahead of the maths in the report taking a SunEdison SE-R345BZC-4y panel as an example: this panel has a rated output of 345 watts and a surface area of a little under 2 m<sup>2</sup> meaning a little over a kilowatt can be generated from a little under 6m<sup>2</sup>. It may be worth updating the maths as panels will doubtless increase further in efficiency.

Page 16 - 2.47 currently reads:

*“Small scale wind generation attached to buildings is unlikely to be acceptable from a visual point of view in the National Park in most cases and is associated with potential structural damage risks to those buildings. Free standing wind turbines are also problematic due to their likely significant visual impact in the National Park and are unlikely to be supported for this reason.”*

Whilst GPC accept and support all efforts to preserve the natural beauty of the national park this has to be offset against the pressing need to decarbonise and the fact that onshore wind is one of the most cost effective forms of electricity generation. We would welcome a softening of this section such as:

*“Small scale wind generation attached to buildings may be problematic from a visual point of view in the National Park and may be associated with potential structural damage risks to buildings. Free standing wind turbines are also problematic due to their likely significant visual impact. Each case will be carefully assessed on its visual merits.”*

Onsite low carbon energy general: with the gradual carbon reduction of electricity generation from the grid and the requirements of this SDP for local generation GPC would welcome more in this section to highlight where fossil fuels are actually consumed. We would suggest that developers consider whether the houses they are building actually require connection to the gas grid at all.

#### Passive design

Page 18 - 2.50 currently reads:

*“The requirement is for at least 10% of all dwellings to be passive house certified.”*

In view of the likelihood that these buildings will be around for 100 years+ and the energy efficiency issue with existing housing stock, GPC feel that this lacks ambition and that the target should be increased to at least 30%

Page 18 section 2.53 states:

*“Minor non-residential development (between 2 and 9 homes) will be encouraged to follow passive design principles to reduce both heating and cooling demands.”*

This sentence is confusing: it effectively states that homes are to be considered non-residential.

In general the Passive Design section does not address the small residential and single dwelling development categories. GPC believe that single developments should also, *“be encouraged to follow passive design principles to reduce both heating and cooling demands.”*

#### Electric vehicles

Page 19 – section 2.58. 2.58 currently contradicts 2.55. GPC believe that the availability of charging sockets drives the uptake of electric vehicles and that these are hugely important. 2.58 and 2.59 should change to say that all multi residential developments should be provided with at least one electric charging point per residence. It may be worth separating residential and non-residential in this section.

#### Water consumption

Page 20 - 2.64 currently reads:

*“Further water efficiency measures beyond this including grey water recycling and rain water harvesting will be encouraged.”*

GPC believe that rainwater harvesting in particular should be required. This could be as simple as the provision of a waterbutt but would ideally include rainwater flush for toilets as a minimum. This is simple to do, helps water efficiency and reduces run off which in turn reduces flood risk.

#### Adaption to climate change

Page 25 – 2.91 point B. Also mention rain water harvesting as a means to reduce the effects of storm water runoff.

## Sustainable transport

Page 31 – section 3.15 point B currently reads

*“EV Charge Points for all residential units, visitor spaces and at least 1 charge point for every 5 car spaces in non-residential development The charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently on the market and meet relevant safety and accessibility requirements.”*

This does not appear to square with the requirement for 1 in 10 spaces for minor non-residential development (listed in table 1). GPC support the 1 in 5 requirement and suggest table 1 should be amended.

Page 31 – section 3.15 supplemental suggestion. GPC would like to see a point H added to 3.15 which requires all small residential and large residential developments to provide secure cycle storage. This could be centralised or a cycle accessible shed on each plot.

## Sustainable water

Page 32 – section 3.18 currently reads

*“The requirement is for all homes to have a predicted mains water consumption figure of less than 90 litres/person/day.”*

This does not square with 2.61 which specifies 110 l/person/day. GPC supports the 90 litre requirement.