

Greatham Parish Council
Draft Minutes of the Planning Committee Meeting held on
Wednesday 11th August 2021, 6.30pm

Present Cllr A Cheesman, Cllr A Crick, Cllr M Rodbert (Chair), Cllr O Rook

Also present 8 members of the public
3 representatives from The Studio Group
Jane Ives, Clerk

- 21.62 Appointment of chairman for the meeting:** It was **RESOLVED** to appoint Cllr Rodbert as chair for the meeting.
Proposed: Cllr Rodbert. Seconded: Cllr Rook.
- 21.63 Apologies for Absence:** None
- 21.64 Declarations of Interests:** None
- 21.65 Approval of Minutes:** It was **RESOLVED** to approve the minutes of the Planning Committee meeting held on 14th April 2021.
- 21.66 Public Questions:** The Chair **adjourned** the meeting for public questions.
At the start of the public question session, Cllr Cheesman resigned from the Council and confirmed his resignation in writing to the chair.
Meeting reconvened
- 21.67 Longmoor Road Studio Development:** Representatives from the The Studio Group provided a presentation to the Council regarding their proposed plans for a film studio at Longmoor (presentation published on website as separate document and filed with minutes).
- 21.68 Questions from councillors regarding Longmoor Road Studio Development:**
Cllr Rook and Cllr Rodbert thanked The Studio Group for their excellent presentation and for attending the meeting.
The following responses to questions were given:
The village pub could benefit from the development as the studio would have a non-drinking clause on site. Employees would probably therefore support The Greatham Inn.
A pedestrian route down Longmoor Road was proposed and included on the presentation slides.
The group would encourage local employment and will be working with local colleges, particularly their media departments and the Hampshire Film Commission.
A screening room would be part of the development plans and this could be used by the local community to watch films.
A landscape led approach would be taken by the group for the planned development, in line with SDNPA policies.
- 21.69 Public Questions:** The Chair **adjourned** the meeting to allow members of the public to ask questions about the film studio development.
A resident whose property borders the new development welcomed the plans.
In response to a question from a member of the public, The Studio Group would be willing to engage with Greatham Primary School particularly with future media projects.
A member of the public requested that when planting at the site, the developer would consider looking at pollinators to support the work the Parish Council was currently doing.
A member of the public requested that the proposed shuttle bus for employees could be used for residents. In response, The Studio Group advised that they had not fully considered their plans in this respect but would take note of the request.
A member of the public wanted to understand what impact a film studio would tend to have on surrounding villages. In response, The Studio Group suggested that particular facilities might be needed such as restaurants, cafes, DIY shops and bed and breakfast accommodation.

In response to a question about timing of the plans, The Studio Group hope to exchange very soon with a completion date in the near future. They expect activity on site to start early next year, with filming taking place by early Summer 2022.

Concerns were raised about traffic impact, but it was confirmed traffic would use the Longmoor junction to enter the film studio rather than coming through the village.

Meeting reconvened

21.70 SDNPA Supplementary Planning Document Design Guide Consultation: It was **RESOLVED** to support the Design Guide but comments would be submitted relating to a request to make it more environmentally skewed and to talk about boundaries outside of any development site.
Proposed: Cllr Rook. Seconded: Cllr Crick.

21.71 Lone Barn Farm Planning Matters: The Clerk updated councillors to say that a complaint response had been received from EHDC but no additional responses were received from the Tim Slaney, SDNPA or Julia Mansi, EHDC. Both Freedom of Information requests from EHDC and SDNPA had been received and circulated to all councillors. A stage 2 complaint could be submitted to EHDC with any new information. The Clerk additionally reported the response from the SDNPA in relation to the barn and to enforcement action.

Councillors felt that their original questions in their complaint had not been answered in any detail.

The Clerk advised that SDNPA would be providing an update on any enforcement action by the end of August. If a response is not received the Clerk will chase.

It was **RESOLVED** that a stage 2 complaint would be submitted to EHDC, and copied to Mike Hughes at the SDNPA, which would include:

A request for the original questions in the council’s complaint to be answered where they were not answered in the original response

A definitive answer regarding the 5 hectare holding at Lone Barn Farm

To ask for progress on any enforcement action

To complain about the request from the SDNPA asking residents to provide evidence such as photographs

The Clerk will draft a response and circulate to committee members for comment before submitting.

21.72 Date of next meeting – The Chair advised that the date of the next scheduled Planning Committee meeting would be subject to planning applications being received.

The Chair closed the meeting at 7.51pm.

Signed: **Chair**

Date: