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# Laverstoke and Freefolk Parish Council

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Minutes of Planning Meeting of Tuesday 18<sup>th</sup> August 2015 at 7.30pm at Lady Rose Hall.

## Public Time:

Stuart Argent, representing LPF, answered questions from local residents about planning application ref: 15/02441/FUL: Proposal - Conversion of agricultural buildings to 10 no. residential dwellings, including demolition, partial demolition and re-build, and small scale extensions. Creation of shared access, parking areas including car barns. Installation of a biomass boiler and associated landscaping.

<http://planning.basingstoke.gov.uk/online-applications/simpleSearchResults.do;jsessionid=36227136FD8E8C5D77C30210C152F789?action=firstPage>

There were about 25 members of the public and a representative of the rugby club in attendance.

Support was expressed by many for re-development of the Home Farm site but concerns were raised over the impact of increased traffic. The Application shows space for 40 cars. B&D & HCC stipulate minimum guidelines for new developments which LFP have exceeded. LFP have based parts of their plan on a previous application for 4 dwellings and a shop that had been approved. The issues raised were:

1. Current provision of only one official passing place along Watch Lane from B3400 to North Lodge already causes dangerous backing up with existing Laverstoke Park houses and rugby club traffic. It was suggested that the traffic situation had deteriorated since the last Home Farm planning application (and that Sat Nav use had increased greatly in this time) and that additional traffic from the new property owners plus their visitors, deliveries etc. would exacerbate an already unsafe situation on the narrow lane.
2. Additional traffic would also exacerbate the situation of dangerous backing up of traffic at the entrance to the B3400/Watch Lane. Currently cars turning up Watch lane move into the Old School House drive to avoid cars coming down the hill. Once further up the hill cars use the Watch Lane houses driveways as passing places.
3. Other road concerns expressed were the recurring flooding at the North Lodge bend and poor visibility due to infrequent hedge cutting.
4. It was felt that increase in traffic North up Watch Lane, past Southview Cottages towards Twinley Lane, had not been taken into account. Especially given increased use of Sat Nav. However if passing places are inserted or the road is upgraded it could potentially become a rat run.

5. Provision for builders deliveries and then ongoing deliveries (couriers etc), biomass deliveries and waste need further consideration
6. Rugby exacerbates current traffic situation. On Tuesday and Thursday evenings and Sundays there's lots of traffic. A consequence of a thriving rugby club, which is good for the community, is more traffic that comes in surges to meet start and end times of games/training/events. The use of the informal one way through LPF was still an open question given that it is unlikely that new home owners would want the traffic coming around the back of their houses. (When there was cricket at the ground the cars used to come through the park gate rather than via Watch lane/North Lodge.)
7. Mount Pleasant, the first very acute angled, hidden turning up Watch Lane is sometimes used as a route when people get stuck turning. A consequence of this is that they then exit onto the B3400 at the dangerous exit near Priory Lane.
8. It was asked if a new access road could be proposed through Laverstoke Park. However, due to its listed status this isn't feasible.
9. It was suggested that although the plan follows current policy guidelines in general, an assessment of current traffic be done with rugby traffic factored in.

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1. Apologies for Absence were received from Jim Marsh, David Ellis, Charlie Seligman
2. In attendance: Bob Hough, Nixie Graham & Clare Albert.
3. The PC discussed the Home Farm development plan and took into consideration the views that had been aired by the local residents in public time. The PC objected with the following comments:

The increase in traffic from this development would be unsafe due to the lack of passing places on Watch lane. There has been a large increase in traffic since the previous application. There is already a dangerous situation accessing Watch lane from the B3400. There is local support for the development of the site but on a smaller scale i.e. 4 houses.

4. Several tree applications were also discussed as follows:
  - 4.1 Ref: T/00270/15/TCA – Removal of Ash, Field Maple, Sycamore and Spindle. 14 Laverstoke Lane. RG28 7NY. No objection.
  - 4.2 Ref: T/00276/15/TCA – Crown lift Yew & Hazel up to 3.5m at back of Manor Cottages, Freefolk, where overhanging parking bays in parking area. No objection.
  - 4.3 Ref: T/00277/15/TC – mature Ash reduction of overweight branches to develop balanced crown. Felling of another Ash tree. On bank adjacent to 2 Florence Portal Close & outside boundary line fence No objection.
  - 4.4 Ref: T/00282/15/TC – removal of various conifers at 9-10 Memorial Bungalows, Laverstoke Lane. No objection.