

# UPTON GREY PARISH COUNCIL

Minutes of the Extra Ordinary Upton Grey Parish Council meeting  
held at 7pm in the village hall on Tuesday 23 November 2021

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In attendance: - Cllr C Holroyd, Cllr N Ralls, Cllr A Barker, and Cllr T Harman  
Also in attendance The Parish Clerk, Beverley Bridgman

## Draft minutes subject to confirmation

### **1. Receive and accept apologies for absence**

Apologies received and accepted from Cllr Barnes

### **2. Receive and note any declarations of interest relevant to the Agenda**

Cllr Ralls declared at interest in agenda item 4d in relation to his position as Chairman of the Upton Grey Cemetery Lane Committee (UGCLC) and did not take part in the discussion of this item

### **3. PUBLIC PARTICIPATION-The meeting will recess for not more than 15 minutes so as to allow any members of the public (not more than 3 minutes each) to address the meeting**

9 members of the public attended the meeting

One member of the public spoke in relation to agenda item 4c;

- the planning application shows no blue line. It is a national mandatory requirement for planning applications to show with a blue line, other land in ownership or control of the applicant. The applicant has not declared this information in this case which is misleading

Another member of the public also spoke in relation to agenda item 4c, this comment was received after the Parish Councils discussion of the agenda item, and was allowed out of the public participation time;

- The Waste Team has stated that dustbin lorries would not be able to access the proposed new houses, how do these vehicles currently access the existing homes?

The Chairman confirmed the Parish Council is not aware of how the dustbin lorries currently access Cemetery Lane

- How will the Parish Council defend the withdrawal of the opportunity to become the owners of Church Meadow?

The Chairman confirmed that it's the choice of villagers; All the available information has been circulated to villagers by many methods and the survey conducted by the Parish Council shows an overwhelming objection to the application. The Parish Council has to represent villagers

### **4. Consider and discuss the following planning/tree work applications:**

**a) T1 (Hazel) coppice at 0.5m**

**T2 (Cherry) remove 1x Tertiary branch back to secondary branch**

**T3 remove 2 branches**

**T4 neighbour's tree remove 1x branch over bed**

**T5 (Pear) remove 1 x branch over bed**

**The Old Post House, Bidden Road, Upton Grey, RG25 2RL**

**Reference T/00589/21/TCA**

The Parish Council discussed the application; agreed the Parish Clerk will submit a comment of no objection to Basingstoke and Deane Borough Council (BDBC)

**b) T1 Elm: crown reduce to leave an approx finished height of 6m with a crown spread of 2 to 2.5m**

**T2 Field maple: crown reduce to leave an approx finished height of 5m with a crown spread of 1 to 2m**

**Cavendish House, Cleves Lane, Upton Grey, RG25 2RG**

**Reference T/00588/21/TCA**

The Parish Council discussed the application; agreed the Parish Clerk will submit a comment of no objection to BDBC

**c) Erection of 2 detached garages following permission for 2 dwelling houses 20/02946/FUL (amended scheme to that approved under 21/01301/FUL)**

**Barn at Manor Farm, Upton Grey Road, Upton Grey**

**Reference 21/03374/FUL**

The Parish Council discussed the application; agreed the Parish Clerk will submit a comment of no objection to BDBC and ask for the following to be noted:

Item 6.1 in the Planning Statement dated April 2021 states "the principle of residential development has been established, and as such, the site is now in residential use"; it should be noted that whilst planning for 2 residential properties has been granted, work has not yet started. This application is in addition to that granted under 20/02946/FUL and 21/01301/FUL; to restrict future development and to ensure this doesn't become an incrementally bigger property the Parish Council would ask that the Borough places their standard conditions on this application

**d) Erection of 3 no. dwellings with associated accesses, demolition of existing agricultural buildings, the extension of existing cemetery and the use of part of site as meadow or amenity land**

**Land At Cemetery Lane, Upton Grey**

**Reference 21/03187/FUL**

The Parish Council (excluding Cllr Ralls) discussed the application; agreed the Parish Clerk will submit a comment of objection to BDBC. A copy of the objection letter can be found in Appendix A

**5. Discuss SHELAA Site Submissions 2021**

A week ago the Parish Council discovered, by chance, the existence of SHELAA site ref UG004, land at Weston Road. This promoted site is in addition to 2 other sites which the Parish Council were aware of and submitted objections to in 2020, UG002 Land adjacent to Elder Dell of the Bidden Road and UG003. The BDBC Economic, Planning and Housing Committee has a meeting on 13 December to discuss the Local Plan Update Spatial Strategy and the outcomes of the developing Settlement Study. The Parish Council is able to submit comments to the members of this committee in preparation for their discussions on 13 December. The Parish Council understands that a consultation regarding the Local Plan and promoted sites will be issued by the Borough in early spring/summer 2022

**Agreed** the Parish Council will submit their strong objections to the consideration of UG004 as a potential development site. A copy of their letter can be found in Appendix B

**6. Confirm the date and time of the next meeting**

**Confirmed** 7pm in the village hall on Thursday 20 January 2022

**There being no other business the meeting finished at 7.35pm**

## Appendix A

### **21/03187/FUL Erection of 3 no. dwellings on land at Cemetery Lane, Upton Grey**

Upton Grey Parish Council discussed this application at their meeting on 23 November 2021 and would like to submit a comment of objection. Please note that due to an interest Cllr Nick Ralls did not take part in the discussion of this application.

You will have noted the large and overwhelming number of objections that have already been sent in by villagers to the Planning Department.

The Parish Council felt that this would be such a significant change to the character of the heart of the village, that it conducted a Survey Monkey of villagers in Upton Grey to determine their feelings. 125 villagers, a significant percentage of the total adult population, objected to this planned development, and only one supported it. This latter was conditional on the Parish Council being given ownership of a substantial part of Church Meadow for village use.

Despite the owners of the land indicating for many months that they would wish to consider gifting the majority of Church Meadow, the owners have not provided final details of their terms and conditions. They have had many months in which to do so and this has not been forthcoming despite requests, therefore we consider that 100% of respondents in this small village are against this planning application.

The Parish Council objects for the following reasons:

- Upton Grey is defined as a Small Village. It has a population of 410 (SAPF, 2019) with approximately 171 dwellings at that time. With 22 new qualifying dwellings having been built over the past two years, and not all sold, the village has no need for more large family homes;
- The proposed development is outside the Settlement Policy Boundary and within the Conservation area;
- It is a greenfield site that has been used by villagers for fetes, shows, parties, theatre, parking for weddings, funerals and other church events, for at least the past 90 years;
- The plan is to turn a significant part of Church Meadow into residential dwellings. This would have a detrimental effect on the contribution that the meadow makes to the special character of the Conservation Area and to the nearby St. Mary's Church. The church is a Grade I listed building and the view from this building over fields would be partially obstructed by erection of these new dwellings;
- The three dwellings being proposed would be on both sides of the cemetery situated along Cemetery Lane. The cemetery has always been a place of quiet contemplation and reflection. Many villagers have relatives buried there. Noise from families on either side would be severely detrimental to the quiet atmosphere of the cemetery;
- The Cemetery currently has a direct line of sight to the Church. Having this is very important for villagers. This Planning Application would block the line of sight;
- The Upton Grey Conservation Area Appraisal identified Church Meadow as one of two public spaces "where contribution to the special character of the Conservation Area is very important" and "an important historic open space". The outlook will be significantly disrupted by the proposed development which does not respect the character of the local landscape;
- Although called a lane, Cemetery Lane is in fact a public footpath wide enough for a single car. The application makes no consideration for hearses and cars that need to get to the cemetery and that require a turning space, currently provided at the entrance to the farm buildings, and which would be lost if this planning application goes ahead;
- We doubt that 11.2m, 26-tonne refuse collection vehicles would be able to get down the lane, and certainly they would not have a turning circle;
- The village already has infrastructure issues and is struggling to cope with the recent additions;

## **Appendix A**

- The DAS does not reflect the true nature of the local consultation, which we consider to have been superficial and at times misleading;
- We have considered the recommendations of the NPPF and this planning application does not comply with them

The Parish Council is against the Planning Application and recommends for the reasons stated that it is rejected.

## Appendix B

### **Meeting of the Economic, Planning and Housing Committee on the 13<sup>th</sup> December**

#### **SHELAA site reference UG004, Land at Weston Road**

Three weeks ago the Upton Grey Parish Council discovered the existence of SHELAA site ref UG004. They convened a meeting last week to discuss planning in the parish and as the first time that they have been able to input a reaction to this proposed site, wish you to be aware of their strong objection to the consideration of UG004 as a potential development site.

Upton Grey Parish has seen over 22 new homes built in the last 2 years which, in a village of 171 homes is a significant increase. To add another 50 dwellings would result in Upton Grey being changed out of all recognition.

Our objections are for the following reasons:

- The recent increase has taken its toll on the volume of road traffic in the village. The site is a field with no access to the narrow lane that is along one side. That lane (Weston Road) has 39 dwellings along its length, from the middle of the village to the western limit of the parish. Hence 50 dwellings on this site would potentially more than double vehicular traffic on this narrow lane.
- This site is in the countryside, outside the village Settlement Boundary. B&DBC Policy SS6 states that “Development proposals for new housing outside of Settlement Boundaries will only be permitted where they are: ...e) small scale (four dwellings or fewer) ... that meet a locally agreed need.” We have new houses built in the last 2 years that are still empty, so we consider that there is no locally agreed need.
- B&DBC Policy SS6 states, in point e) x) “The development will respect the qualities of the local landscape and be sympathetic to its character and visual quality.” This field at the bottom of the valley that Upton Grey sits within is viewed from many sides, particularly from the public footpaths that stretch across the fields opposite. This will change the rural character of an historic village.
- The density of proposed dwellings will be totally out of keeping with the rural character of the village, hence contrary to SS6;
- The drainage issues that the Weston Road already suffers will only be exacerbated by more than doubling the need for foul water treatment.
- A development in this field would link the villages of Upton Grey and Weston Corbett, poorly affecting the character of both villages.
- The Issues and Consultation document section 7.9.1 issued by Basingstoke and Deane states that new development is to be directed to take place preferentially within category 1 to 3 Settlements. Upton Grey is category 5, a Smaller Village. The Settlement Study states that *Settlements which are considered as Small Villages (Category 5) only provide basic and limited Key Services and Facilities and are not considered to have an appropriate level of sustainability to be considered suitable for significant levels of growth.* UG004 could add 50 dwellings to the existing village homes. This would be significant growth and contrary to the goals of the Settlement Study;

We have also considered guidance from the National Planning Policy Framework (“NPPF”):

- NPPF section 8 requires sustainable development through three objectives. Taking each in turn:
  - Economic: The site is not in the right place to support growth, innovation and improved productivity. Upton Grey is a rural village without public transport which is not in the right place to satisfy an economic objective;
  - Social: To ensure a sufficient number and range of homes to meet the needs of present and future generations...with accessible services. There are 21 recently built houses of

## **Appendix B**

which some remain unsold. There are a further two from a windfall site which have planning approval. This small village does not need any more. The Social objective would not be met by UG004;

- Environmental: To contribute to protecting and enhancing our natural, built and historic environment. UG004 is a greenfield site and its proposed density of housing would be totally out of keeping with a rural village. A development on this site would be contrary to the guideline. It would create more traffic as residents would need to commute to work and to schools which would exacerbate environmental issues.
- NPPF section 11 note 6 indicates that the Council should in preference not permit development in areas designated as Sites of Special Scientific Interest. UG004 is located within a SSSI impact zone.
- NPPF section 77 states that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. As indicated already, Upton Grey has no further local need for more housing. The promoted site would be contrary to section 77.
- NPPF section 77 states that there should be affordable housing as part of a development to meet identified local needs. There is no local need formally identified for any more than the seven affordable dwellings that have just been completed.
- NPPF section 102 states that transport issues should be considered from the earliest stages of plan-making and development proposals. Upton Grey is a rural village with no public transport and the Borough Council will need to consider the environmental implications of more traffic daily commuting to work, school and shops, and the impact of more traffic on small road and single-track roads which are used by walkers and cyclists both inside and outside the village. The promoted site would add to existing transport issues and is therefore contrary to the intent of section 102.
- NPPF section 103 indicates that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. UG004 would add multiple car emissions as there are no other transport means and would be contrary to section 103.
- NPPF section 110 c) states that applications for development should create places that are safe, secure and attractive...which minimise the scope for conflicts between pedestrians, cyclists and vehicles. Upton Grey is a magnet for walkers and cyclists across the Borough. The roads coming into the village are narrow and used by agricultural vehicles, there are no pavements in the village and further traffic of perhaps an additional 100 cars will exacerbate issues of conflict/danger with cyclists and pedestrians. UG004 will not satisfy 110 c).

In summary, the Upton Grey Parish Council believe that this suggested development is against policy guidelines, and not in the interests or needs of Upton Grey, and hence we strongly object to it being adopted for future development.