

Copythorne Parish Council Meeting – Tuesday September 13th 2022

Item 9 – To consider the process for discussing Planning application 22/00498 for “Land east of New Inn Rd”

BACKGROUND

On August 3rd 2022, the weekly list of new planning applications received from NFNPA included a planning application for “10no. new dwellings; relocated vehicular and pedestrian access: associated parking and landscaping” on what was described as “land rear of Oakfield House, New Inn Road, Bartley, SO40 2LR (the site address was subsequently changed to Land east of New Inn Road, Bartley, SO40 2LR. I sent an e-mail to all councillors the same morning advising that I would be talking to the NFNPA Case Officer to discuss timeframes in relation to the application and additionally advised that I would also be considering how best to ensure that the wider community is fully informed and able to engage in the planning process. My thoughts will be shared with you prior to be made public

As a result of the discussion with the Case Officer the following details were shared with all councillors on August 10th 2022:-

“English Rural Housing Association (“ERHA”) have now submitted their planning application for 10 Affordable Housing units on the land that has previously been described as “Land to the rear of The Haywain”.

The application reference number is 22/00498 and it can be viewed via this link <https://publicaccess.newforestnpa.gov.uk/online-applications/> , entering 22/00498 in the box at the foot of the page and then clicking “search”.

During the verification process, Development Control at the NFNPA altered the location title to “Land rear of Oakfield House, New Inn Road, Bartley, SO40 2LR. The location though has not changed from that shown in the public consultation that ERHA ran at the end of 2021 and this is confirmed by the location plan on the NFNPA Planning Portal.

Comments can be made online via a link on the NFNPA Planning Portal, this option for making comments is likely to close on September 2nd 2022. They can also though be sent by post to Development Control, NFNPA, Lymington Town Hall, Avenue Road, Lymington, SO41 9ZG or by e-mail to dev.control@newforestnpa.gov.uk (please quote the application number) until mid October 2022 (an exact date after October 15th 2022 will be confirmed in due course). Any comments sent to the NFNPA by any of these methods will be added to their Planning Portal and be visible to anyone who looks at the application (including the Parish Council).

To allow time for receipt by the NFNPA of responses from specific consultees listed on the Planning Portal, the Parish Council is to consider it's response to the application at its October 11th 2022 meeting. This will be confirmed after the Parish Council's September 13th 2022 meeting and notified to the public on our noticeboards; website, Facebook page and monthly newsletter.”

To ensure that these details were shared with as wide a public audience as possible I took the following actions:-

1. Added them as an article on the home page of the Parish Council website.
2. Added a notice to all seven Parish Council noticeboards.
3. Included an article in the September 2022 Parish Council newsletter.
4. Posted them on the Parish Council Facebook page and then shared to the “Copythorne Area” Facebook Group

Separately, I advised the NFNPA Case Officer that the Parish Council wanted her to attend the Parish Council meeting on October 11th 2022. ERHA have also advised that they will be attending.

CURRENT POSITION

The application has – as expected – generated a lot of interest with many local residents submitting comments to NFNPA. These are being uploaded to the NFNPA Planning Portal.

I have received requested from some members of the Council that consideration should be given to holding a separate meeting ahead of the October 11th 2022 monthly Council meeting to allow local residents to seek answers to questions that they feel haven't been fully addressed by the documents supplied by ERHA in support of their application.

If held, such a meeting would not be replace the formal consideration by the Council of it's response to the planning application.

The meeting would be a discussion forum hosted by the Council rather than a Council meeting.

In attending and being involved in the "forum", Councillors would need to be mindful of their responsibilities under the Council's Code of Conduct regarding their "Register of Interests" declaration. Specific guidance on this can be obtained from the Monitoring Officer at New Forest District Council or from the Hampshire Association of Local Councils (contact details for both can be supplied by me if required).

NEXT STEPS

Council to consider whether it feels a discussion forum regarding planning application 22/00498 would be useful and if so agree the practicalities for the meeting, such as:-

- Date
- Time
- Venue
- Chair
- Scope
- Time limitations on speakers
- Requested attendees
- Follow up

DAVID RIGBY

Clerk to Copythorne Parish Council

September 6th 2022