

SELBORNE PARISH COUNCIL

**MINUTES OF THE MEETING OF SELBORNE PARISH COUNCIL held
on FRIDAY 27th January 2017 in BLACKMOOR VILLAGE HALL.**



ATTENDANCE

	In Attendance	Apologies	Absent
Cllr D Ashcroft	✓		
Cllr Mrs S Bennett	✓		
Cllr Miss J Clay	✓		
Cllr G Earney		✓	
Cllr Mrs M Irwin-Brown		✓	
Cllr Mrs M Palmer – Vice Chairman – Acting Chairman	✓		
Cllr Dr L Ravenscroft - Chairman		✓	
Cllr M Smith	✓		
Mrs E Manship - Locum Clerk	✓		

- 16/170 To confirm Mrs E Manship as Locum Clerk for the Parish Council meeting 27th January 2017**
Proposed: Cllr Bennett: Seconded: Cllr Palmer
Resolved:
Motion carried.
- 16/171 To receive and accept apologies for absence**
Apologies were received and accepted from Cllrs Earney, Irwin-Brown and Ravenscroft.
- 16/172 To receive and note any declarations of interest relevant to the agenda.**
Cllr Ashcroft declared a non-pecuniary interest in item 16/176, planning, as District Councillor for East Hants District Council.
Cllr Bennett declared a non-pecuniary interest in item 16/176.04 planning application SDNP/16/06408/FUL as neighbour-but-one to the site.
- 16/173 The Chairman to sign as a correct record the minutes of the Parish Council meeting held on 23rd November 2016, excluding section 16/169**
The Chairman signed as a correct record the minutes of the Parish Council meeting held on 23rd November 2016, excluding section 16/169.
- 16/174 To move the agreement of section 16/169 of the minutes dated 23rd November 2016, to the end of the meeting, in accordance with the Public Bodies (Admissions to Meetings) Act 1960, to exclude the public and press for discussions regarding confidential matters.**
Proposed: Cllr Palmer. Seconded: Cllr Ashcroft
Resolved:
Motion carried.
- 16/175 To open the meeting to members of the public**
There were 4 members of the public in attendance.
Mr S Paine thanked Cllr Dr Ravenscroft of Selborne Parish Council for attending the traffic meeting between residents of Oakhanger and officers of Hampshire County Council; for the Council's input and continued support.
Ms G Tate wished to ensure the Council was aware of the number of objections from residents, in regard to planning application SDNP/16/06408/FUL, Limes End Yard, prior to its discussion.

Signed: Chairman..... Date:.....

To note Chairman's Announcements

The Vice-Chairman advised the Council of the following, on behalf of the Chairman:

Oakhanger – Traffic Meeting – The Chairman attended a meeting in Oakhanger with HCC and local residents, 18th January 2017, to discuss the traffic problems. The Chairman confirmed a positive and helpful meeting. County Cllr Mark Kemp-Gee spoke of the importance of our continuing work together (HCC; Parish Council; Oakhanger Residents) as all wish to find and deliver effective solutions to the traffic problems in the village. The Oakhanger Residents Group have now appointed Chris Youngs as their liaison person with the Parish Council's Traffic Working Group (TWG)

Selborne – Noticeboard at Ketchers Field – Mr D Allen saw that the parish council noticeboard at Ketchers Field was broken and on the ground. He offered to make a new one, using his own materials. He has now done that and put it up, flatly refusing to accept any payment at all. In the absence of the clerk, who was on holiday, the chairman wrote personally to thank him profusely. She would like us to consider whether we should send Dougie an official letter of thanks and appreciation from the parish council? Agreed.

The Distribution of 41 Loaves for St Thomas Day Bread 2016 – This custom dates back to 1484 when Selborne Priory was dissolved and the properties given to Magdalen College Oxford. Before then, corn was ground at the Priory and distributed for all in Selborne, so when the miller tenant of Magdalen took over, he had an amount offset against his rent for the corn. The value of the charity is the equivalent of 9 bushels of wheat, to be distributed to the poor and needy of the parish. Nowadays bread is delivered to those over the age of 80. This year 41 loaves were distributed by volunteers from each of our 3 villages. Magdalen College gives the parish the equivalent of 9 bushels of wheat and the parish council tops up any shortfall. Selborne Parish council would like to thank all those volunteers who give up their time on St Thomas' Day 21st December to distribute the loaves around the parish.

Non-appearance of an Article in February's Selborne Parish magazine – An article submitted by the Chairman was not published due to a misunderstanding regarding the deadline. This is now resolved and communication established with the new Editor.

Village Recreation Ground Committee – Climbing Walls – The Vice-Chairman confirmed that the Council had been contacted by the Village Recreation Ground Committee, yesterday, 28th January 2017, requesting that the agenda item in respect to the purchase of climbing walls be postponed until the following meeting, 15th Feb 2017.

Planning**To consider the following planning applications:**

Note: Cllr Ashcroft abstained from voting to the following planning applications, due to his position as District Councillor and Member of the Planning Committee.

	App Ref	Address	Description
16/177.01	56577/003 HSE	Heathfield House, Oakhanger Road, Shortheath Common, Bordon, GU35 9JT	Replacement detached workshop, garage and storage building following demolition of existing building

Proposed: Cllr Palmer. Seconded: Cllr Clay.

Resolved: No objection, comment only:

Selborne Parish Council is concerned that, as the site is on high ground, the development would be prominent in the landscape and could be visible from the National Park.

The existing height of the building is not provided in the DAS, although the proposed height is given as 4.44 and 4.8 metres. May we therefore request that, should the LPA be minded to

Signed: Chairman..... Date:.....

approve the application, planning conditions be imposed that:

- restrict the height of the building to no higher than the height of the existing structure;
 - ensure that the use of the building should remain ancillary to the main house;
 - ensure that no commercial use of the building is allowed ;
 - ensure that the building is not used for domestic accommodation;
- and that
- restrict external lighting to full cut-off downlighting on time switches

- | | | | |
|-----------|---|---|---|
| 16/177.02 | SDNP/16/06313/LIS | The Grange, Gracious Street
Selborne, GU34 3JG | Listed Building Consent for
renovation of existing
conservatory |
| | Proposed: Cllr Clay. Seconded: Cllr Bennett.
Resolved: No objection, subject to the agreement of the Conservation Officer. | | |
| 16/177.03 | SDNP/16/05444/TCA | Sunnycroft, High Street,
Selborne, GU34 3LG | Remove 3 Conifers |
| | Proposed: Cllr Palmer. Seconded: Cllr Bennett
Resolved: No objection, but with a request to the Case Officer that the location of trees be
easily identifiable on plans submitted. | | |
| 16/177.04 | SDNP/16/06408/FUL | Limes End Yard, High Street
Selborne, GU34 3LD | Two new semi-detached
dwellings following demolition of
barns and single storey dwelling |
| | Proposed: Cllr Palmer. Seconded: Cllr Bennett
Resolved: Objection
Comments submitted can be found in Appendix A. | | |
| 16/177.05 | 23824/019 | Blackmoor Golf Club, Golf
Lane, Whitehill, Bordon, GU35
9EH | Prior Notification of Proposed
Development by
telecommunications - installation
of slimline lattice 25m high mast
with 3 antennas and 2 microwave
dishes, 2 equipment cabinets and
a metre cabinet and development
ancillary thereto |
| | Proposed: Cllr Palmer. Seconded: Cllr Smith
Resolved: No objection. | | |
| 16/177.06 | SDNP/16/06242/HOUS | 11 Flat Blackmoor House
Sotherington Lane Selborne
Alton GU33 6DA | Installation of ensuite bathroom
and waste connection to existing
external drainage |
| | Proposed: Cllr Clay. Seconded: Cllr Bennett
Resolved: No objection. | | |
| | SDNP/16/06243/LIS | 11 Flat Blackmoor House
Sotherington Lane Selborne
Alton GU33 6DA | Listed Building Consent for
formation of an ensuite
bathroom and waste connection
to existing external drainage |
| 16/177.07 | Proposed: Cllr Clay. Seconded: Cllr Bennett
Resolved: No objection. | | |

16/178 To note planning decisions since last meeting

Application Ref: SDNP/16/06174/NMA

Address: The Former Site of The Doone, Honey Lane, Selborne.

Signed: Chairman..... Date:.....

Proposal: Transoms added to full height glazing, Plot 1 - living room window cill height raised to north elevation, clarification between glazing/timber boarding/infill panels at first floor to east elevation and living room window cill height raised and dressing room window repositioned to west elevation, Plot 2 - clarification between glazing/timber boarding/infill panels at first floor to north elevation, living room window cill height raised and dressing room window repositioned to south elevation and living room window cill height raised to west elevation, Plot 3 - handrail changed from glass to metal railings to south elevation and handrail changed from glass to metal railings and first floor window to bedroom reduced in width to west elevation, Plot 4 - living room window reduced in width and kitchen window raised to east elevation, utility door side panel removed to south elevation and front door arrangement amended to west elevation (Variation to SDNP/14/04656/FUL)

Decision: Approved

Application Ref: SDNP/16/05933/DCOND

Address: Gilbert Whites and Oates Collection The Wakes High Street Selborne, GU34 3JH

Proposal: Discharge of Condition 6 for original Planning Application SDNP/15/06460/FUL - Restoration, alterations and rear extension to Stable/Coach house block, and brew house to create new visitor facilities, following demolition of Old Field Study Centre. Change of extent of flat within the Wakes, Change of use from domestic to museum use (Coachman's Cottage), alterations to Grade 1 listed museum building, Erection of greenhouse, workshop building and compost enclosures, and extension to existing carpark. Fell trees as shown on drawings.

Decision: Application Withdrawn

Application Ref: SDNP/16/04891/FUL

Address: Blackmoor Estate, Church Lane, Blackmoor, Liss, GU33 6BS

Proposal: Retrospective application for the change of use from an agricultural contractor's workshop, yard and storage barn to motor vehicle storage (B8) (amended description) (Amended site address)

Decision: Approved

Application Ref: SDNP/16/05095/LIS

Address: Rose Cottage, High Street, Selborne, GU34 3JS

Proposal: Listed Building Consent for a first-floor rear extension (as amended by plans received 6/12/16)

Decision: Approved

Application Ref: SDNP/16/05094/HOUS

Address: Rose Cottage High Street Selborne Alton GU34 3JS

Proposal: First floor rear extension (as amended by plans received on 6/12/16)

Decision: Approved

Application Ref: SDNP/16/05447/HOUS

Address: Sunnycroft, High Street, Selborne, GU34 3LG

Proposal: Two storey side extension

Decision: Approved

Application Ref: SDNP/16/05054/HOUS

Address: 2 New Road Cottages, Selborne Road, Selborne, GU34 3JA

Proposal: Two storey side/rear extension, two storey front extension and single storey front extension

Decision: Approved

Application Ref: SDNP/16/04438/DCOND

Address: The Workshop, Gracious Street, Selborne, GU34 3JB

Proposal: Discharge of Condition 3, 4, 10, 11, 12 & 14 for original Planning Application

Signed: Chairman..... Date:.....

15/04977/FUL - Dwelling following demolition of agricultural barns and sheds

Decision: Approved

Application Ref: SDNP/16/04149/FUL

Address: Walled Garden, Sotherington Lane, Selborne,

Proposal: Construction of lean to and two polytunnels

Decision: Approved

Application Ref: SDNP/16/04809/TCA

Address: Gilbert Whites House & Gardens, The Wakes, High Street, Selborne, GU34 3JH

Proposal: 'Tree A' Ash - Crown lift to 7 metres from ground level

'Tree B' Walnut - Remove lowest bough of tree, aprox. 7 metres long, extending SW so that canopy is no lower than 2.7 metres above the ground

Decision: Raise No Objection

Application Ref: SDNP/16/04665/TCA

Address: St Mary's Church High Street Selborne Alton Hampshire GU34 3JQ

Proposal: Ash - Remove lower limb growing into the Walnut tree located in Plum Tree House

Decision: Raise No Objection

Application Ref: 34186/004

Address: 1 Plantation Way, Whitehill, Bordon, GU35 9HD

Proposal: Silver Birch - Reduce crown by 3 metres leaving a finished crown height of 8 metres and a finished crown spread (radius) of 3 metres and crown thin by 30 %.

Decision: Consent

Application Ref: SDNP/16/06216/TCA

Address: Rose Cottage, High Street, Selborne, GU34 3JS

Proposal: Fell T1 Magnolia and T2 Conifer

Decision: Raise No Objection

16/179

To send a further letter to the planning authority with regard to planning application SDNP/16/05403/FUL The Queens Hotel, Selborne

Proposed: Cllr Palmer. Seconded: Cllr Clay.

Resolved:

That the following comments be forwarded in a letter by the clerk to the Planning Officer:

Selborne Parish Council has seen on the SDNPA website the letter to you of 19th December 2016 from Adam Bullas (Director, Savills) contesting our letter to you dated 5 December 2016.

The Parish Council would like to draw to your attention that a third-party letter and attached email trail was sent to you dated 2 December 2016, which now appears on the SDNPA website as a 'Public Representation' dated 6 December. This public document clearly contradicts, *inter alia*, the claim by Adam Bullas that no offers were made.

16/180

To bring forward in the meeting, the agenda item in respect to the appointment of Cllr Smith to serve on the Finance Committee

Proposed: Cllr Ashcroft. Seconded: Cllr Palmer

Resolved: Motion carried.

16/181

To appoint Cllr Mervyn Roger-Smith to serve on the Finance Committee

Proposed: Cllr Bennett. Seconded: Cllr Palmer

Resolved: Motion carried.

16/182

To receive and agree the monthly finance reports

Signed: Chairman..... Date:.....

The monthly Finance reports for November and December 2016 were NOTED.

Proposed: Cllr Smith. Seconded: Cllr Bennett

Resolved:

The monthly finance reports were agreed as accurate.

16/183

To approve the monthly expenditure and any outstanding payments

Proposed: Cllr Bennett. Seconded: Cllr Smith

Resolved:

The monthly expenditure and outstanding payments for December 2016 and January 2017 were approved.

December 2016 and January 2017 – Monthly Expenditure and Outstanding Payments

PAYEE	REASON	INVOICE NO.	AMOUNT	METHOD
Karen Ross	Mileage	January		EP
Karen Ross	Salary	December	£692.64	EP
CPRE	Membership	2017	£36.00	DD
HMRC	Tax	January	£207.36	EP
ICO	Data Protection	2016/17	£35.00	DD
Karen Ross	Salary	January	£360	EP
HMRC	Tax	December	£90	EP
TalkTalk	Final Bill	16163032	£31.54	EP
Traffic Technology	Speedwatch Equip.	December	£2394.00	EP

16/184

To consider and agree the 2017/18 draft budget

Cllr Smith presented the budget. He noted:

- Predicted expenditure exceeds predicted income; the difference to be made up from reserves.
- The budget includes an increase of just under 2% which amounts to approximately £600. This will not make up the difference between income and expenditure, but advised the precept is not increased over this amount.
- Predicted expenditure includes one-off costs in relation to the recruitment of a new Clerk and RFO
- SPC has not received any s.106 receipts in the last 12 months. Further research is required in respect to CIL and s.106 monies to ascertain their effect on SPC finances.
- Further research is required in respect to the regulation of s137 monies, likely use and impact on SPC finances.
- Continuing similar income and expenditure ratios will reduce reserves to the recommended level by March 2018; consideration to be given to the way forward in preparation for next year's budget, by the Finance Committee, with the appointment of an RFO.

Proposed: Cllr Ashcroft. Seconded: Cllr Bennett.

Resolved:

The draft budget was agreed.

Cllr Ashcroft, as District Councillor, to contact the East Hants Administrator of s.106 monies to enquire sums available.

16/185

To accept and sign the precept request

Proposed: Cllr Clay. Seconded: Cllr Bennett

Resolved:

The precept proposed in the budget was agreed.

Signed: Chairman..... Date:.....

Cllr Palmer, as Vice-Chair, to arrange for the precept request to be signed in advance of the deadline; further to seeking advice as to whom should sign on behalf of Selborne Parish Council in the absence of an RFO.

16/186 To consider and agree SLCC membership for the Clerk (to be actioned further to appointment)

Proposed: Cllr Bennett. Seconded: Cllr Clay

Resolved:

Current membership of SLCC for the previous clerk, will not be renewed.
Membership of SLCC for the new clerk was agreed; to be actioned further to appointment.

16/187 To discuss fly-tipping and consider any appropriate action

A list of incidents in the parish and graph showing a recent increase in fly-tipping was presented to the council. The Council noted that Blackmoor Estate is particularly targeted.
Proposed: Cllr Clay. Seconded: Cllr Bennett.

Resolved:

That the Council writes to: East Hampshire District Council (Environmental Health); Hampshire County Council (Minerals and Waste) and to County Councillor Mark Kemp-Gee representing the parish of Selborne, raising the concern of Selborne Parish Council.

16/188 To consider work for the Lengthsman

Work highlighted includes: the cleaning of road signs throughout the parish; cleaning the gullies in the centre of Selborne to prevent further flooding.

Proposed: Cllr Palmer. Seconded: Cllr Ashcroft.

Resolved:

That the Clerk write to Grayshott Parish Council, which coordinates the Lengthsman, to request the above tasks are undertaken, subject to them being considered safe, as a lone individual working on the highway.

16/189 To note new items for consideration for the next agenda

- Co-option of New Councillors
- To review the revised Village Design Statement prior to submission to the NPA for adoption.
- To plan the Annual Parish Meeting

Proposed: Cllr Clay. Seconded: Cllr Palmer

Resolved:

Motion Carried.

16/190 The date of the next meeting is confirmed as Wednesday 15th February 2017 at 8pm in Selborne Village Hall

Apologies received from Cllr Bennett.

16/191 That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during consideration of agenda items "to sign as a correct record section 16/169 of the minutes of the Parish Council meeting held on 23rd November 2016" due to the confidential matters discussed and "to discuss and agree the recruitment of a new clerk and appointment of locum clerk" to avoid disclosure of Exempt business under the local Government Act 1972, Schedule 12A, Paragraph 1 "Information relating to any individual"

Proposed: Cllr Palmer. Seconded: Cllr Ashcroft.

Resolved:

Motion carried. Public present left the room.

16/192 Exempt Business: The Chairman to sign as a correct record section 16/169 of the minutes of the Parish Council meeting held on 23rd November 2016.

The Chairman signed as a correct record section 16/169 of the minutes of the Parish Council meeting held on 23rd November 2016.

16/193 To stand down Standing Orders to give sufficient time for the final item on the agenda to be discussed and action agreed

Proposed: Cllr Bennett. Seconded: Cllr Clay.

Resolved:

Motion Carried.

16/194 Exempt Business: To discuss and agree the recruitment of a new clerk and appointment of a locum clerk.

Appointment of Locum Clerk

Two expressions of interest were circulated.

Proposed: Cllr Ashcroft. Seconded: Cllr Bennett

Resolved:

That Ms Sue Hobbs be appointed as Locum Clerk, subject to, with her agreement, satisfactory references from Hambledon and Farringdon; and that the decision to appoint Ms Sue Hobbs as RFO, agreed in principle, be delegated to the Chairman and Vice-Chairman of Selborne Parish Council, in consideration of the above references.

Recruitment of New Clerk

It was agreed not to place an advert in the local papers, at least in the first instance, as CiLCA qualified clerks are most likely to look for job opportunities in HALC. If required, it may be opportune to approach county associations for West Sussex and/or Surrey.

It was agreed that it may be necessary to increase the salary to attract a clerk with the experience required.

Proposed: Cllr Bennett. Seconded: Cllr Clay

Resolved:

That the post be advertised as LC1/LC2, with an emphasis towards LC2 for a CiLCA qualified and experienced Clerk.

That the post be advertised as 15 hours per week.

That Cllrs Palmer, Clay and Bennett agree wording and place an advert with HALC.

16/195 The Chairman offered a vote of thanks to Mrs E Manship, Locum Clerk, for her support this evening and particularly over the past 2 weeks.

There being no other business the meeting closed at 10.00pm

Signed: Chairman..... Date:.....

Appendix A (16/176.4)

Objection and comments submitted to the South Downs National Park Authority in respect to:
Planning application SDNP/17/05444/TCA, Limes End Yard, High Street, Selborne

Selborne Parish Council **OBJECTS** to the planning application as submitted.

The Parish Council is not averse to the principle of development on the site; it is within the Settlement Policy Boundary. The chief issues for us are the position, size, scale, bulk, height and design of the proposal; whether it is compatible with the Conservation Area; whether it is compliant with the Village Design Statement and its Guidelines, and whether it complies with lighting requirements for the SDNPA and the International Dark Sky Reserve. Our reasons for objection are therefore as follows:

1. Position, size, scale and bulk of the proposed development

There is a Restrictive Covenant on the plot, dated 1974. It states that *"not more than one dwelling house shall be erected"* and, among other restrictions, that *'no new building must be nearer than 15 feet from the eastern boundary'*. The eastern boundary is home to the Grade II listed building called 'Lassams'.

Even if this Covenant did not exist, and we appreciate this is a legal matter and not a planning one, Selborne Parish Council would still take the view that the proposed building, comprising two semi-detached houses, is too big for the size of the plot. It does not reflect the local character of the settlement nor does it relate to the form and scale of existing buildings along the High Street.

The topography of the landscape means that the present proposal, if permitted, would allow two new houses to be built on land that stands approximately 3 feet higher than the neighbouring houses on either side - the Grade II listed Lassams on one side and Kingswood on the other. Furthermore, the new houses would be situated to the rear of those houses, breaking the line of the predominantly linear pattern of development along this side of the street. The 3 feet higher baseline of the houses, taken together with the height of their ridgeline, would create a structure that had an unacceptable and overbearing impact on their neighbours.

Additionally, the proposed area for the parking and turning of cars to the front of the houses does not relate to the form and scale of the adjacent houses; it is incompatible with the character and appearance of this part of the Conservation Area and it would look incongruous in the street scene.

2. Conservation Area

As part of the **Conservation Area**, it is necessary that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*. The position, size, scale, bulk, height and design of the proposed development have not fulfilled this s.72 requirement.

The bulk of the proposed building is too great in the local landscape. A reduction in size and scale to a single, smaller, detached house, moved forward to be in line with Kingswood and Lassams on either side, would be in keeping with the adjacent linear pattern of development and would emphasise the existing street pattern.

Signed: Chairman..... Date:.....

The architectural design and style of the proposed building is depressingly anonymous and suburban; it is a very long way indeed from achieving any preservation or enhancement of the character and appearance of the Conservation Area.

The supporting documents argue that the design is in keeping with the developments at Hastards Lane, Maltby's and Ketchers Field, all on the other side of the B3006. All of these sites were developed before "design" as such became a planning matter. Indeed, objections on the grounds of design could not at that time be substantiated nor sustained at all; they were quite simply unacceptable. Nowadays, the reverse is the case and design is very much a planning issue. The design of the buildings at Hastards, Maltby's and Ketchers should not therefore be treated as an acceptable precedent for approving new planning applications today. Such an approach is not in accordance with the Joint Core Strategy nor with the adopted Selborne Village Design Statement (VDS) and its Guidelines; it is positively resisted in the revised VDS soon to be adopted, and it does not reflect the requirements of s.72 of the 1990 Act.

3. Selborne Village Design Statement

The Selborne VDS provides helpful guidance to developers. It states, *inter alia*, that:

- **Future development should reflect local character by relating to the form and scale of existing buildings and by using sympathetic materials in the functional tradition and not merely as pastiche decoration**
- **New building should face onto the road, should be a maximum of two storeys and of a similar density to those buildings already existing in the immediate vicinity**
- **Retain trees and hedges to maintain the enclosed character of the landscape and to integrate buildings**
- **Ensure that no new development occurs on the skyline or ridges. New buildings should respond to the contours and the natural form of the land**
- **Maintain the linear form of the settlement by limiting backland development and emphasise the existing street pattern**
- **Sites for new development must reflect the traditional form of the settlement and recognise how they relate to the landscape setting. The impact of topography upon the form of the settlement should be acknowledged**
- **Any new development should be small scale**
- **Any development must be very sensitive to the defining village landscape**
- **New building should relate to the existing street pattern...**
- **Attention to detail is very important: avoid standard stained timber and UPVC components**
- **Inappropriate infilling could erode the character of the settlement.**

The planning application breaches every one of these Guidelines:

- The proposed development does not relate to the form and scale of the adjacent buildings and the design and materials are suburban in character;

Signed: Chairman..... Date:.....

- The proposal is for three storeys rather than the two storeys prescribed in the Guideline above;
- Two Category B ash trees and a cypress tree are to be removed;
- The proposed new houses are set too far back on the site, on ground that is significantly higher than the neighbours on either side. The development does not respond to the contours and natural form of the land. In order to comply with the VDS guideline, it should be brought forward in line with the houses on either side;
- The proposed development is not small scale in the context in which it sits;
- It is insensitive to the defining village landscape
- It does not relate to the existing street pattern
- The proposed materials to be used include the VDS's forbidden: "*white uPVC bargeboards and eaves fascias*"; and windows which are to be "*white uPVC casements*", and "*rainwater goods will be white uPVC*";

Were the proposal to be restricted to a smaller building of locally distinctive design and materials, built closer to the road and in line with Kingswood and Lassams, it might then allow the recognition of the landscape setting and acknowledgement of the impact of topography upon the form of the settlement of Selborne that the VDS requires. A repositioning and reduction in size of the building would also create room for access to a car parking area behind it. The reason why the current application requires a car parking area to the front of the building is because it allows no room between the building and its boundaries on either side for the creation of an access to the rear.

4. Comments re external lighting

It is not clear from the Design & Access Statement what proposals there are as regards any potential external lighting. The Parish Council would recommend that regard should be had to **General Policy 3 of the South Downs Management Plan** that protects and enhances tranquillity and dark night skies.

In May 2016, the South Downs National Park became the world's newest **International Dark Sky Reserve (IDSR)**. The South Downs National Park Authority protects the dark skies above the National Park as well as the landscape on the ground. The draft Local Plan policy (currently labelled 'Dark Night Skies Policy SD9') that was supported by EHDC in the Local Plan 'Preferred Options' consultation includes specific lighting requirements that developers will need to meet. This policy, although not yet adopted, should be respected and complied with now because of the status of the area as part of the International Dark Sky Reserve.

In conclusion, whilst not opposed to the principle of development on the site, Selborne Parish Council **OBJECTS** to the planning application as submitted for the reasons stated above and recommends to the planning authority that it be refused.

Signed: Chairman..... Date:.....