



DUMMER PARISH COUNCIL

Chairman: Councillor Sheila Harden

Clerk: Wendy Reynolds

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MINUTES OF THE EXTRA ORDINARY MEETING

Monday 5th May 2025 at 8:00pm at Dummer Village Hall, Up Street,
Dummer, RG25 2AK

Councillors Present:

Cllr Sheila Harden – Chair, Cllr Manuela Gazzard – Vice-Chair, Cllr Julian Jones, Cllr Liz Nelson and Cllr Sascha Mullen.

Also in attendance:

Wendy Reynolds – Clerk and 0 members of the public

The Chair opened the meeting at 8:00pm

25051

Apologies

RECEIVED no apologies

25052

Declarations of interest

RECEIVED One declaration of interest relevant to item **25053.01** from Cllr Julian Jones regarding his possible inclusion on Basingstoke and Deane Borough Council Development Control Committee Meeting where this application may be discussed for resolution. Cllr Jones left the meeting and did not participate in discussions.

RECEIVED No other declarations of pecuniary interest relevant to the agenda.

25053

Planning Applications

25053.01

REF: 25/00854/FUL

Location: Land at Glebe Close, Dummer, Hampshire

Proposal: Erection of 10 no. dwellings, together with garages and associated vehicular access, car parking, amenity space and landscaping

OBJECTION

Based on the following points

- The Parish Council, along with local residents, strongly objects to the application on the grounds that it fails to address the critical issue of housing affordability. This omission effectively eliminates downsizing opportunities for existing village residents. Given that affordable housing is a key priority for the village's future development, the Parish Council insists that this matter be formally addressed and resolved through a written commitment backed by a legal guarantee;
- Unresolved Issues with affordable housing. Who will benefit from the affordable housing? Will it be of any benefit to existing residents of Dummer Village? Will there be any conditions based on who can access the affordable housing, such as age. As there has been no application by the developer in conjunction with this planning application, the Parish Council are of the impression that this will be addressed as 'normal' affordable housing;
- Drainage, sewage and runoff provisions are in question. The application does not contain enough information to address current concerns with an already inadequate system;
- Query if a green/recreation space can or should be built above a sewerage soakaway;
- The scale of the visual impact as one enters the village remains in question. The Parish Council considers there is minimal change from the previous application which was refused on this basis. The dominant visual of the first house on the site is considered overpowering and the proposed size of the property suggested is too large;
- Query over where on the site the Biobubble is located and who will be managing it after construction is completed;
- The Strategic Gap and this applications impact on it remain unresolved;
- It is considered that there is inadequate proposed parking space on site. Only two visitor spaces have been suggested for ten houses. It remains that the planning site is located within a rural setting with extremely limited public transport links (only three buses in and out of the village per week).;
- Questions remain over the location of the entrance and its impact on Down Street. Is there any option for the entrance to be relocated onto Glebe Close?;
- The Parish Council request that SSE are contacted as a consultee (it is noted that currently they do not appear on the list of those consulted). Electricity supply is almost at capacity within the village and this will add extra pressure and requirement the village cannot currently sustain.

25054.02

REF: 25/00890/FUL

Location: Land at Manor Farm, Up Street, Dummer, Hampshire, RG25

Proposal: Replacement sewage treatment plant for domestic and commercial properties at land at Manor Farm, Dummer

OBJECTION

The Parish Council expressed no objection to the overall scheme but raised concerns about the pipeline's length and proposed location.

The area currently suffers from a non-functional drainage system, leading to significant runoff during heavy rainfall. At present, this runoff consists mainly of silt. However, any degradation of the road substrate could compromise the pipeline's stability and potentially lead to untreated sewage entering the pond.

Additionally, the planning documents make no mention of Ivy and Stable Cottages or how their sewage is managed, which is also a point of concern.

There being no further business the meeting closed at 21:00pm