

Chilton Parish Council

The Minutes of Remote Planning Meeting held on Wednesday 27th May 2020 at 8.00pm.

Present:	Mr C Broad	Chair
	Dr S Druce	
	Mr R Girling	
	Ms L Bent	
	Mr F Dumbleton	
	Mr M Urso-Cale	
	Ms H Gascoigne	District Councillor
	Mrs M E Morris	Parish Clerk
	1 member of the public	

1. Apologies for Absence -Dr J A Berry and Mr J Lewis
2. Declarations of Interest - None
3. Open Forum - Mr Griffiths noted that he was just listening; he had already submitted comments to the Vale.
4. Application for the provision of 6 serviced plots for self and custom-build dwellings, all matters reserved except access and layout. Land off Lower Road P20/V0857/O
Ms Gascoigne noted that she had already asked for the application to be called into the Vale Planning Committee.

Parish Council Comments

Chilton Parish Council unanimously objects to this application on a number of grounds.

The proposed site

There have been three previous applications on this site; P15/V0969/O for 50 houses which was refused. P16/V0660/O for 40 houses which was refused and the Appeal on this refusal which was dismissed.

Chilton is an historic Downland Village situated in the North Wessex Downs AONB. An Area of Outstanding Natural Beauty has strong protection under the NPPF from any development that would impact on the beauty and character of the landscape. This application is at the heart of an historic village and would fundamentally damage the character of this Downland village set in an AONB. The proposed houses will be dominant and although Main Street is not designated as a conservation area it has the characteristics of one and this application will have an unacceptable impact where there are properties of non-designated heritage assets. The Planning Statement asserts "There are no designated or non-designated heritage assets on or within the vicinity of the site." The Parish Council is surprised at this as it considers in Main Street the Old Post Office (Lockinge Estate, late 19th century) Layton Cottage (18th century) and two semi-detached pairs of cottages – Colina and Clematis Cottage (18th century); and The Nook and Eastcourt House (Lockinge Estate, late

19th century) would fall into the category of non-designated heritage assets. These are all properties adjacent to the application site.

Note: In this connection an application to demolish a barn in Main Street (P13/V2021/FUL) and replace it with a 4-bedroomed dwelling was initially refused because: "Inadequate justification has been made to remove a non-designated heritage asset from the centre of the village." Is there a list of non-designated heritage assets, or are they identified as and when they are threatened?

Under Core Policy 3 of the Local Plan 2031 Chilton has been identified as a smaller village with a low level of services and facilities where any development should be modest and proportionate in scale and primarily be to meet local need. The applicant's Planning Statement quotes that there are 272 recorded interests for Self and Custom Build in the District. The question then is how many of those interests are actually in Chilton to "meet local need".

Core Policy 4 states that limited infill development may be appropriate within the existing built area of a village but this site is situated outside the built area of Chilton Village. The site is not an allocated housing site in the Local Plan 2031 nor is it designated for development in the emerging Neighbourhood Plan. The site is on the edge of the village and would be an extension of the village into the open countryside with loss of mature hedgerow and trees. The Vale has a 5 year housing supply and there is no requirement for houses to be built in the AONB.

Self Build

The Council is worried that there will be no proper control over the design and integration of self-build properties into the village and it is also noted that there appears to be no CIL payable.

Highways

The Council is very concerned regarding highway safety, there is no footway along Lower Road which is used regularly by the children as they walk to the primary school. There will also be a significant impact on the traffic flow through the village. The Parish Council notes comments made by the Oxfordshire County Council Highways Liaison Officer requiring provision of a 1.5 metre wide footway along Lower Road, resulting in removal of the trees alongside the highway if the development is to be permitted. Removal of the trees is, of course, unacceptable in the AONB.

Drainage

The letter from Thames Water gives assurance that there will be no problems with sewage. However, village experience shows that the sewer in Main Street regularly blocks and these houses will only exacerbate the problem.

For the previous application (P16/V0660/O) Thames Water concluded "The hydraulic model indicates that the foul network does not have available capacity downstream of the proposed connection manhole to accept the proposed development flows."

Community Involvement

Apart from an email sent in March notifying the Parish Council that the applicant was submitting the application, there has been no community engagement or discussion on the part of the applicant with the Council or the residents affected.

Given the planning history of this site, the pre-application advice sought by Summix for up to 10 dwellings and the details on the Summix website, our concern is that this application is clearly only an entry application to enable follow-on applications for wider exploitation of the site. There is also the clause in the application that should the plots not be sold then the site can be released for further development. Both are un-acceptable on this site which was previously confirmed by the inquiry inspector to be 'open countryside'. Should this application be approved by the VWHDC, contrary to the views of the Parish Council and the policies within the emerging Neighbourhood Plan, then restrictions should be imposed to prevent any further development, time limited to 2031.

For these reasons the Parish Council would like to see this application refused as it is not in accord with the Local Plan 2031 policies.

5. Application for erection of an Active Materials Building with associated covered walkway. Land west of Diamond House RAL P20/V1087

Comments

Chilton Parish Council has no material objections to this application but consideration must be given to the access. The access to the site should not be along Avon Road.

The Chairman closed the meeting at 9.15pm