

Minutes of Planning Committee Meeting held on Wednesday 3<sup>rd</sup> June 2016 in Chilton Village Hall

Present: Mr C Broad Chairman  
Mr F Dumbleton  
Mr B Girling  
Mr B Morris  
Dr S Druce  
  
Mrs M E Morris Parish Clerk

12 members of the public

1. **Apologies for Absence** were received from Mr Lewis and Mr Beech.
2. **Minutes** of the last Meeting were approved.
3. **Open Forum** (10 minutes allowed to the public)  
Residents from Manor Close asked for clarification on several points.
  - (i) What is a small development? Mr Broad explained about major developments in AONB's.
  - (ii) How can they apply for 15 houses and then 18? It is possible to put in more than one application.
  - (iii) What about the projected housing needs in the Vale.
  - (iv) The application says it is not a major development.
  - (v) It was noted that one plan shows the footpath included and on the other it is excluded.
  - (vi) The visibility splays don't seem wide enough.
4. Application to erect 15 dwellings with associated means of access, car parking, landscaping and other works P16/V1162/O Land to north of Manor Close Chilton.

**Comments**

Chilton Parish Council **objects** to this application for the following reasons.

**(i) Conflict of land use with Countryside and Rights of Way 2000 Act and National Planning Policy Framework**

The proposed development lies entirely within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Section 82 of the Countryside and Rights of Way Act (CROW 2000) confirms the primary purpose of the AONB to be to conserve and enhance the natural beauty of the area. Being an application for more than 10 houses then this application constitutes a major development as defined in the Development Management Order.

The special status of AONBs is recognised in the National Planning Policy Framework. Paragraph 14 gives guidance of the decision making process when considering development applications. Footnote 9 to this paragraph requires AONBs to be considered as 'restricted' sites and therefore the presumption in favour of sustainable development **does not apply** to AONBs.

Paragraphs 115 and 116 of the NPPF requires that planning permission should be refused in AONBs where there is scope for developing outside the AONB or the need can be met in some other way. In response to the Inspector's request for additional information pertaining to the Enquiry In Public of the Local Plan Pat 1, VWHDC has provided an update of the housing land supply position as at 31 March 2016

([http://www.whitehorsedc.gov.uk/java/support/dynamic\\_serve.jsp?ID=555621705&CODE=094AAD60214841DE018A00C1FB544EC5](http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=555621705&CODE=094AAD60214841DE018A00C1FB544EC5)). Table 4a gives the summary for the whole of district and demonstrates an over-supply of 3819 houses for the planning period 2016-2021. This represents a deliverable supply for 7.7 years.

This new evidence clearly shows that there is no shortfall in housing supply and that projected housing needs can be met without this additional application for development within the AONB. Paragraphs 115 and 116 of the NPPF therefore require that this application be refused.

(ii) Conflict with VWHDC Local Plan

Under the emerging Local Plan Chilton is a small village and this application is a major development. A development of over 10 houses is a major development.

In the opinion of the Council it is a major development that will cause harm in an AONB.

(iii) Site Specific Issues

a) Access

The plans do not include the associated land around the newly constructed roundabout as part of upgrade to a 4-way interchange. Access to the site will be more difficult once this upgrade has been completed. The plans have not addressed the resultant revised layout and approach from Townsend.

b) Noise

Paragraph 109 of the NPPF requires that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from noise pollution.

The Parish Council is concerned that the noise hazard emanating from the A34 and A4185 upon completion of the A34 roundabouts and sliproads has not been fully assessed. It is anticipated that traffic flows on the A4185 will increase once there is improved access to the A34. The location of the proposed housing is very close to the A4185 and will be directly in line from noise from A34. The Parish Council is concerned that noise levels may exceed acceptable levels.

c) Sewage Infrastructure

The Parish Council considers that there remain shortcomings in the waste water/ sewage infrastructure. The present system cannot cope. At the August 2015 VWHDC Planning Meeting members of the Vale agreed and minuted that a Grampian condition for the foul sewage should be put in place. This should still be included.

d) Existing Access Path

No reference to the footpath between the proposed site and Manor Close has been made. This is an existing path which residents and others have a right of access over.

e) Parking Spaces

It is the view of the Parish Council, from the experience gained from the Chilton Fields Development, that the provision of parking spaces is inadequate. Including parking within garages when assessing parking provision is not considered consistent with modern day practice where garages are seldom used to house cars.

f) Open Space

The Parish notes that the outline plans show the only open space to be located adjacent to the entrance to the development where traffic from the houses will be at a maximum. The Parish Council would like to see alternative locations considered for open spaces.

If the application is approved despite the council's objections the Council will seek a substantial Sec 106 contribution for the village.

5. Application to erect 18 dwellings with associated means of access, car parking, landscaping and other works P16/V1243/O Land to north of Manor Close Chilton

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g) Density

In addition there is an increased density of dwellings as the number proposed is increased and the plot size reduced.

If the application is approved despite the council's objections the Council will seek a substantial Sec 106 contribution for the village.

6. Harwell Science and Innovation Campus Harwell OX11 0QG  
Variation of condition 2 on P15/V2274/FUL. (Construction of a Far Field Test Facility including one antenna mast (transmit) one antenna mast (receive) and ancillary facilities including one storage cabin, one storage container , one open storage cage, a service duct and associated access and parking.) P16/V1052/FUL

**Comments**

The Parish Council had no objections but requested that the structures/ new buildings should be in a colour sympathetic to the landscape.

7. Application to install COSHH extract system. STFC Building R26

**Comments**

The Parish Council had no objections.

Date of the next Planning Meeting – TUESDAY 15<sup>th</sup> June

The Chairman closed the meeting at 9.40pm