

Present: Mr C Broad Chairman
Mr F Dumbleton
Mr R Girling
Mr B Morris
Dr S Druce

Mrs M E Morris Parish Clerk

13 members of the public

1. **Apologies for Absence** were received from Mr R Beech, Mr J Lewis and Mr M Urso-Cale.
2. **Minutes** of the last Meeting were approved.
3. **Open Forum** (10 minutes allowed to the public)
The Chairman explained that the Appeal is against the refusal for the 50 houses in Lower Road but the Agents have submitted a document for 40 houses. It is for the Inspector to decide whether to have the amendment considered at the Appeal.
The Applicant has now submitted an application to the Vale for the 40 houses.
The members of the public expressed their concerns regarding the appeal and the new application.
4. **Appeal** against the refusal for an outline application to erect 50 new dwellings, new access, open space, landscaping and associated infrastructure. Lower Road. The Councillors discussed this application and the following was agreed.

Planning Appeal on VWHDC refusal of Outline Permission No. P15/V0969/O, Land north and east of Lower Road, Chilton

I write on behalf of the Chilton Parish Council ('the Council') to make the following further comments on this appeal:

1. The Council strongly objected to this application on a number of grounds and fully supports the decision of VWHDC Planning to refuse planning permission, as set out in its Refusal Notice of 29th October 2015.
2. In this respect the refusal by the District Council of planning permission was consistent with the preapplication proposal advice given to the appellant's agent by that Council's Major Applications Officer Mr P. Brampton (Ref P14/V1674/PEJ). In a comprehensive response dated 11 September 2014 the appellant was advised the applicant that residential development of this site could be unacceptable.
3. The Council particularly notes that the proposed development is clearly a Major Development as both the site's area (2.49 ha) and the proposed number of houses (50) meet the definitions in the Town and Country Planning (Development Management Procedure)(England) Order 2010. This statutory instrument defines a Major Development as being more than 10 dwelling houses or a development to be carried out on a site having an area of 0.5 hectares or more. The site qualifies on both criteria.

4. The applicant has submitted amended plans with their Appeal. These plans make very significant changes to the application, both in layout as well as house numbers. We do not believe the new plans represent what was considered by the planning authority and interested parties, including this Council, and are instead being used to evolve the scheme through the appeals process
 5. In our view the plans are so materially changed that they constitute an attempt to progress an alternative to a scheme that has already been refused. As insufficient formal public consultation has been carried out to allow this radically different scheme to be assessed, following the Inspectorate's Good Practice Advice Note 09, they should instead be tested as a new application and as such not accepted as part of the current Appeal.
 6. This Council's objections were based on a number of material considerations. *Inter alia*, these included:
 - a. Non-compliance with the CRoW Act 2000 Part IV (S85), or with Paras 115 & 116 of the NPPF as the open land in question is in an AONB
 - b. Chilton's designation in the Local Plan as a small village with limited facilities and so inappropriate for a major development
 - c. Inability, acknowledged by Thames Water, of the present sewerage system to cope with existing peak flows let alone the substantial extra load imposed by the proposed major development.
 - d. Local primary school currently beyond capacity due to 80% increase in village size in 2012-13 from new Chilton Field development of 275 homes.
 - e. Highway safety and noise tolerance problems inherent in site location
 - f. Significant negative impact on adjoining properties in Main Street (including over dominance and overlooking due to topography) and more generally on the character and setting of Chilton which is a Downland Village.
 7. Having assessed the submitted Appeal documents, the Council notes that the appellant has not provided the supporting evidence required to satisfactorily address and resolve all of the LPA's reasons for refusal of the above application. Taken with this Council's previous objections it is our view that the applicant has failed in their submissions and the Appeal against the LPA's decision to refuse planning permission should be dismissed.
 8. The Council requests the opportunity to speak at the inquiry and also to attend any site meeting that may arise as part of the proceedings.
5. **Application** for 40 new dwellings including 16 affordable homes along with associated new access, open space, landscaping and associated infrastructure. Lower Road. P16/V0660/O It was agreed to defer the discussion on this application until the Case Officer had been appointed and the paper copy of the application received.
The next meeting will probably be in two weeks' time.

The Chairman closed the meeting at 9.00pm