

Minutes of Planning Committee Meeting held on Wednesday 4th January 2017 in Chilton Village Hall

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

2 Members of the public
 Mrs M E Morris Parish Clerk

1. **Apologies for Absence** None
2. **Declaration of Interest** None.
3. **Minutes** of the last Meeting were approved and signed.
4. **Open Forum**
There were no questions.
5. Application for erection of 3 detached dwellings and 2 semi-detached dwellings with associated landscaping , parking and access. Land at Upper Farm Road.
P16/V3061/FUL
Comments

<u>Table 1</u> <u>Application ref. no.</u>	P16/V3061/FUL , for development work at the following location: Land at Upper Farm Road Chilton
<u>Title</u>	Proposed development at Upper Farm Road Chilton

<u>Table 2</u> <u>Response</u>	<u>Object</u> <u>X</u>	<u>Do not object</u>	<u>Do not object but want</u> <u>conditions (see list</u> <u>below)</u>
<u>Table 3 Material considerations</u>			
	National/regional planning policies & guidance, including impact on North Wessex Downs AONB: <ul style="list-style-type: none"> • <i>The presumption in favour of sustainable development does not override AONB status.</i> • <i>Harwell Campus Partnership have a campus Master Plan that includes provision for residential development suited to the needs of campus employers and their employees so the miniscule contribution proposed from this off-campus site is insignificant.</i> 		
	Local planning policies and guidance: <ul style="list-style-type: none"> • <i>The Local Plan 2031 was formally adopted on 14 December 2016. In this the VWHDC was able to demonstrate a housing supply of 7.2 years So the application IS contrary to Policies H12 and GS2 of the adopted Plan..</i> 		

	<ul style="list-style-type: none"> • <i>The development which lies to the South of Upper Farm Road is clearly outside the built area of Chilton and would be an unacceptable intrusion of housing in an open area that adjoins the Ridgeway, as confirmed by the applicant in para 4.3of the Planning Statement.</i> • <i>The applicant is mistaken in claiming that Chilton Field (not known as Chestnut Field) is a precedent for development outside the built area. Chilton Field not only had a previous housing land use (a longstanding UKAEA prefab site of 100 homes) but also was the location of a major brown-field site land remediation project.</i> • <i>It was clearly established by the Inspectors at the Public Inquiry into the New Vale Local Plan and at the Chilton Lower Road Appeal not only that Open Market housing will not meet the needs of the Harwell Campus but also that alternative sites exist outside the AONB.</i>
	<p>The planning history of a site, including previous planning and appeal decisions:</p> <ul style="list-style-type: none"> • <i>The Parish Council understands and accepts the previous planning history of the site, however the Council does not consider this proposal as an exception to Policy GS2.</i>
	<p>Design, including appearance, layout, scale, density, materials, housing mix of types, sizes:</p> <ul style="list-style-type: none"> • <i>The housing mix does not accord with Core Policy 22 in that it includes large detached houses which do not reflect the needs of an ageing population and the growth in smaller households.</i>

Table 4 Planning Conditions to be imposed in the event of approval:	
<u>1</u>	<p>Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until Conditions 1-5 have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Condition 4 has been complied with in relation to that contamination.</p> <p>1. Site Characterisation</p> <p>An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:</p> <p>(i) a survey of the extent, scale and nature of contamination;</p> <p>(ii) a reassessment, based on the results of that survey, of the potential risks to:</p> <p>- human health, including that of construction workers and of future occupiers of the land</p>

	<ul style="list-style-type: none"> - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, - adjoining land, - groundwaters and surface waters, - ecological systems, - archaeological sites and ancient monuments; <p>(iii) an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.</p> <p>2. Submission of Remediation Scheme</p> <p>A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.</p> <p>3. Implementation of Approved Remediation Scheme</p> <p>The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.</p> <p>Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.</p> <p>4. Reporting of Unexpected Contamination</p> <p>In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.</p> <p>Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.</p> <p>If required:</p> <p>5. Long Term Monitoring and Maintenance</p> <p>A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.</p>
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	<p>Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.</p> <p>This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.</p> <p>Reason : To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. In accord with the advice in the NPPF</p>
2	<p>Suitable landscaping should be provided or retained upon or adjacent to the boundaries of the site.</p>

6. Application to erect 3 no. 2 storey houses with access from Newbury Road. Land adjacent to Pond Cottages. P16/V3133/FUL

Comments

The Parish Council does not object to this application but the applicant must ensure that the waste water pumping station and disposal system is adequate to cope with a 75% increase in usage.

7. Application for 3 classrooms and other works. Chilton Primary School R3.0144/16 (this is OCC reference number) P16/V3228/CC

Comments (Sent to both OCC and VWHDC)

Chilton Parish Council does not object to this application but would like a condition that OCC should fund a feasibility study and public consultation on the options for improving the safety of school children during term time on the stretch of road currently without a pavement from Thorningdown to the A34 underpass.

The Chairman closed the meeting at 9.30pm