

Minutes of Planning Committee Meeting held on Wednesday 4<sup>th</sup> May 2016 in Chilton Village Hall

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

7 members of the public

1. **Apologies for Absence** were received from Mr Girling.
2. **Minutes** of the last Meeting were approved.
3. **Open Forum** (10 minutes allowed to the public)  
 Mr Woods noted that the Main Street residents are having a meeting with the Planning Officer on 11th May to make sure that all the documents are properly looked at by the Vale.
4. **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

**Comments**

| Response               | Objects | Does not object | Does not object but wants conditions (see list below) |
|------------------------|---------|-----------------|---|
| Chilton Parish Council | X       |                 |   |

|   |   |
|---|---|
| ✓ | <b><u>Material considerations</u></b>   |
|   | Overlooking/loss of privacy/impact on neighbour(s): <ul style="list-style-type: none"> <li>• Significant impact on a number of properties on Main Street and Lower Road</li> </ul>  |
|   | Overshadowing/loss of light/over dominance: <ul style="list-style-type: none"> <li>• Potential overlooking of properties in Main Street due to elevated nature of the Site.</li> </ul>  |
|   | National/regional planning policies & guidance, including impact on North Wessex Downs AONB: <ul style="list-style-type: none"> <li>• This major development does not comply with Countryside and Rights of Way Act 2000 Part IV. Section 85</li> <li>• This application does not comply with paras 115 and 116 of the NPPF</li> <li>• This application is within AONB and should be afforded the highest protection and development of this scale is inappropriate in this location</li> <li>• The Applicant has failed to demonstrate any exceptional circumstances to warrant this major development in the AONB.</li> </ul> |
|   | Local planning policies and guidance: <ul style="list-style-type: none"> <li>• Chilton is a small village with a recent increase in size of 80% and this major application</li> </ul>   |

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|  | <p>is inappropriate for a small village. It is outside the existing built area and has not overcome the reasons for refusal. The Council supports the Planning Officer's reason for refusal for the earlier application for 50 houses.</p>   |
|  | <p>Local drainage/flooding problems or other environmental impact inc. sewage &amp; flooding risk:</p> <ul style="list-style-type: none"> <li>• It has been demonstrated that the pumping station is unable to cope with existing sewerage flows in wet weather. Additional dwellings of this scale will exacerbate the existing problem. The Parish Council cannot understand the reason why the Sewer Impact Study shows an option to upsize the diameter of the sewer under Main Street from 150mm diameter to 600mm between manholes SU48859603 and SU49850801 for a length of 117.9m, as it will then connect into a 150mm diameter sewer for the remainder of its run to the pumping station</li> <li>• Concreting over a large greenfield area is likely to increase run off and groundwater flooding. The Parish Council therefore endorses the comment of the VWHDC Drainage Engineer: "I would raise an objection as the Flood Risk Assessment is considered deficient as it has not adequately assessed the potential impact this proposed development may have on the known sewer flooding and groundwater flooding issues in Chilton Village."</li> </ul> |
|  | <p>Loss of Important open spaces/ community facilities inc. public rights of way/ impact on important trees/nature conservation/ecological impact:</p> <ul style="list-style-type: none"> <li>• This application is at the heart of an historic village and would fundamentally damage the character of this downland village set in an AONB.</li> <li>• The reasons given in paragraphs 1 and 2 of the refusal for the 50 houses have not been addressed and this application does not overcome them.</li> </ul>  |
|  | <ul style="list-style-type: none"> <li>• An update of 5-year housing supply and housing requirement numbers by the VWHDC was provided to the EiP Local Plan Part 1 at the Inspector's request. It used two methodologies to assess the extent of over/under supply 2016-2021. The results indicated an over supply of 1388 or an under supply of 179, depending on housing requirement method used. The figures provide confirmation to this Council that there are no exceptional housing-need circumstances which would justify this major development on agricultural land in the NWD AONB situated outside Chilton's settlement boundary.</li> </ul>   |
|  | <p><b>This application should therefore be refused.</b></p>  |

- 5. Application** for proposed single storey extension to the rear of the existing petrol filling station shop building and to provide bed and breakfast facilities to the residential property.  
Murco Petrol Station P16/V0012/FUL

**Comments**  
The Parish Council had no objections to this application.
- 6. Amendment no.2** to P15/V2199/O. Revised surface water and foul water drainage strategy, revised footway route beside Hagbourne Hill, revised illustrative site plan and illustrative landscape strategy. Land off Hagbourne Hill

### **Comments**

The Parish Council continues to strongly object to this application. These new amendments in no way address the Council's objections.

Furthermore, one of the key development arguments of the applicant for this proposed development is that it would abut a recent housing development on agricultural land adjacent to Manor Close which was recently approved with outline permission. However, this situation has drastically changed as the outline planning permission for this land (P14/V0130/O) has now expired and the land has also been advertised as sold. The housing units shown for illustrative purposes on this adjacent land in plans submitted with this amendment are therefore incorrect and misleading; the land remains an area of permanent pasture and should be shown as such on replacement illustrative plans.

The expiry of outline permission P14/V0130/O also means that the land that is the subject of this application does not form part of an extension of the built environment of Chilton as postulated but instead has a location entirely separated by agricultural land from the built envelope of the village. We believe that this strengthens the case for rejection of the site as it would be a major development well beyond the present settlement boundary of Chilton, in open countryside within the AONB on a site not allocated by the District Council for development.

We also note that the plans continue to be misleading in that they do not adequately show the existing access road to the neighbouring agroindustrial business of CYO Seeds, neither do the plans show any alternative proposals to handle the daytime and night-time traffic movements of heavy vehicles and trailers required by this seed-dressing business. This Council has already commented on the very close proximity of new residential property in the proposed development's site layout to this long-established village business and that in land use terms these would be incompatible neighbours.

An update of the 5-year housing supply and housing requirement numbers by the VWHDC was provided to the EiP Local Plan Part 1 at the Inspector's request. It used two methodologies to assess the extent of over/under supply 2016-2021. The results indicated an over supply of 1388 or an under supply of 179, depending on housing requirement method used. The figures provide confirmation to this Council that there are no exceptional housing-need circumstances which would justify this major development on agricultural land in the NWD AONB situated outside Chilton's settlement boundary.

7. **Application** to install a new bus shelter on the east bound side of Fermi Avenue. Harwell Campus. P16/V0609/FUL

### **Comments**

The Parish Council fully supports this application.

The Chairman closed the meeting at 9.25pm