



MINUTES OF ADDITIONAL ORDINARY MEETING

**Wednesday 31st July 2019 at 7:30pm
in the Rathbone Pavilion, North Waltham**

Councillors Present

Cllr Geoff Chapman (GC) Chair, Cllr Judith McGinley (JM), Cllr Bill Preston (BP), Cllr David James (DJ), Cllr Peter Waggett (PW), Cllr Jan Woodfin (JW) and Rosemary Coulter (Clerk)

**104/FC/
04/19-20 Apologies for absence**

None.

**105/FC/
04/19-20 Declarations of Interest**

PW declared an interest as a resident of St Michael's Close.

**106/FC/
04/19-20 Meeting open to the Public**

14 members of the public were present.

**107/FC/
04/19-20 Planning Applications**

The Parish Council considered the following planning application:

19/01954/PIP

Land south of St Michael's Close, North Waltham

Application for Permission in Principle for 4 no. dwellings

The Chairman started the meeting by clarifying that:

- The Parish Council is not the decision maker for planning applications but is a statutory consultee and able to represent the views of residents.
- The Parish Council assumed that the majority of people in the room are neighbour consultees and are all entitled to comment on the application.
- If there is a weight of opinion, a borough councillor can be asked to take the issue to Development Committee (DC).
- BDBC Planning Department are obliged to read and review all comments made and take on their merits.

Permission in Principle (PIP)

The Chairman outlined this as

- relatively new legislation which relates to small residential dwellings/sites registered as brown field. This application is a small residential development but not registered as brown field.
- The process is similar to outline planning permission in that a later application would give further details of the development (a technical details application). The development can be rejected at the technical details consent stage even if PIP was approved.
- The scope of PIP, and the three areas that comments are considered on are:
 - location of proposed development
 - land use of proposed development
 - amount / size of proposed development.

Other aspects can be commented on, but the decision will be made on those three areas.

- The aim is to reduce the hurdles to getting planning permission and, therefore, reduce barriers to development. The instruction to councils is to approve PIP applications

unless there are good reasons not to, which is the approach Councils take to all planning applications.

- Each planning application is considered in its own right and, therefore, BDBC are unlikely to consider comments made to previous applications. If this application gets approved, local residents would be advised to submit comments again to a later application.

The evolving North Waltham Neighbourhood Plan (NP)

The Chairman outlined the current position, as follows:

- North Waltham is required to provide least 10 dwellings within or adjacent to the Settlement Boundary.
- North Waltham issued a Call for Sites for local land-owners to submit sites for development of at least 10 dwellings. This field was not an original submission under that Call for Sites.
- BDBC also issued a Call for Sites under their Local Plan and some sites in North Waltham were submitted under that. BDBC deemed that these were not suitable to meet the Local Plan but suggested that they were more suitable for the NP. The NP Group were advised to consider those sites, one of which was the field in this application. It is one of the sites that may progress as part of the NP.
- Two dwellings have already been built but these will not count as part of 10 required. If these four additional dwellings go ahead, they will also not count as part of 10 as they are coming forward outside of the NP and are considered speculative developments and constitute a 'windfall' development.
- The Settlement Policy Boundary has not changed and will only change after the NP has been approved. Changing the Settlement Boundary has to be requested and then approved.
- Concern was expressed that if these dwellings get approval, further development could then take place on the remaining land. There is currently nothing in legislation to allow councils to prohibit further development.
- Any development has to pay Community Infrastructure Levy based on the square footage of the development to mitigate the burden the development puts on the local community. If a NP is in place, 50% of the funds comes to the local Parish Council. If no NP is in place, the Parish Council only receives 25% of the funds

The BDBC Local Plan

The Local Plan is a series of policies covering several things, some of which relate to planning issues. The Parish Council have recently held a meeting with BDBC Planning Policy Department who reiterated a statement read out at the BDBC Development Committee meeting on 10th July 2019 stating that the principles of the Local Plan require BDBC to demonstrate a 5-year supply of deliverable development sites. Unfortunately, at this time, BDBC do not have 5-year supply, mainly due to the delay in commencement of the Manydown development. This development will go ahead but the dates are not confirmed due to legal processes. Therefore, under planning legislation, policies in the Local Plan are considered out of date. BDBC anticipate that the issues with Manydown will be rectified by November 2019 and they will again be in a position to demonstrate a 5-year housing supply. The Local Plan will then be back in date.

Planning Application 19/01954/PIP

The map submitted with this planning application shows red and blue lines – the proposed development is on land within the red line, including the two dwellings already being built, and the land within the blue line is land in the same ownership. The land is joint-owned by two parties.

Material considerations for commenting on this application could include three documents:

- National Planning Policy Framework (NPPF)
- North Waltham Conservation Area Appraisal
https://www.basingstoke.gov.uk/rte.aspx?id=1210%20-%20elem_33868
- BDBC Local Plan and in particular policies SD1, SS1 and SS6.
<https://www.basingstoke.gov.uk/planningpolicy>

Comments / Issues Raised / Questions from the public

- Can Permission in Principle be removed after November 2019 when BDBC have a 5-year housing supply again?
NWPC response – No, PIP cannot be removed after being approved but can be removed after 3 years if the development has not commenced.
- Can BDBC be asked to delay the decision until after November 2019?
NWPC response – BDBC have a commitment to decide on all planning application within 5 weeks, so this is unlikely.
- If PIP is approved and the developer wants to increase the number of dwellings, can they do so?
NWPC unable to respond but an increase in the number may influence a later decision on a reserved matters application.
- If the number of dwellings increased, can this count towards the 10 required under the Local Plan?
NWPC response – yes, possibly under policy SS6 New Housing in the Countryside.
- What happens if the other joint owners refuse to allow permission to build?
NWPC response - Planning applications can be submitted by applicants who do not own the land, although agreement of the land-owners is required before building can commence.
- There appears to be limitations as to what a small community can say?
NWPC response – suggested local residents voice their opinion as this helps Borough Councillors to understand the concerns of the local community.
- Can the consultation date be extended?
NWPC response – are comments are considered in the same way. Comments can be submitted up to the final decision date. If the application goes to Development Committee, comments can be submitted up to the date of the meeting where its discussed.
- Concerns were expressed about the location of the proposed development and the impact on local infrastructure, eg. electricity, drainage, sewerage, etc. There are already issues with drainage and sewerage at the bottom of the hill, water pressure is very high at the bottom of the hill to enable it to reach properties at the top and power cuts have increased since commencement of the two dwellings currently being built. Can the aging infrastructure support further development?
NWPC response – any evidence obtained from utility companies can be included on responses to BDBC. If the application is approved, conditions can state that developers need provide adequate infrastructure to ensure the development is sustainable and deliverable. Some developers may decide that the infrastructure needs are too great to go ahead.
- Concern was expressed about the impact on wildlife and habitat. Owls are known to be resident. A natural hedge has already been removed as part of the current development, which was not approved. To date, this has not been replaced.
NWPC response – again any expert evidence can be included in responses to BDBC.
- Concern was expressed about traffic issues. There are more families with young children living in the Close and children playing outside. Blind bends and poor sight lines at junctions could lead to an increase in accidents.
- Concern was expressed about the sight lines at the top of the road.
NWPC response – sight lines (protected views) are marked on the North Waltham Conservation Area map.
- Concern was expressed that the development is not in keeping with the environment.
- Concern was expressed about the term 'Lifetime dwellings' as this gives the impression that these dwellings will be for an older population. St Michael's Close has a somewhat older population but this is gradually changing and young families are moving in. These properties at the top of the highest hill in the village and not easily accessible to those with limited mobility.
NWPC response – the concept of lifetime dwellings is to build in a manner that enables people to live in for life. However, building regulations have taken over and ensure that some of these principles have been incorporated into all new developments.

- This application is for dwellings, probably bungalows. However, they are in an elevated position and the roof pitch could increase to accommodate dormer windows, as with the current development.
- Concern was expressed that this will set a precedent for the future.
- What more can residents do?
 NWPC response – can obtain expert evidence to present to BDBC and approach a Borough Councillor for support. Local ward councillors are Stuart Frost, Diane Taylor (Mayor) and Hannah Golding. Borough Cllr Stuart Frost is also Chairman of the Development Committee and frequently attends NWPC meetings.

Parish Councils response to consultation: Objection, reflecting the views of local residents, with the following comments

Location

Under Policy SS6 of the BDBC Local Plan – New Housing in the Countryside, the developers argue in their Planning Statement (paragraph 6.10) that the proposed development meets item (e) of this policy, i.e.

(e) Small scale residential proposals of a scale and type that meet a locally agreed need provided that:

- ix) It is well related to the existing settlement and would not result in an isolated form of development; and
- x) The development will respect the qualities of the local landscape and be sympathetic to its character and visual quality; and
- xi) The development will respect and relate to the character, form and appearance of surrounding development, and respect the amenities of the residents of neighbouring properties;

The proposed development will not fulfil item x) and xi) above for the following reasons:

- It is outside the Settlement Policy Boundary and will create an incongruous settlement pattern.
- It will have a higher elevation than the existing housing and, therefore, will breach the sight lines specified in the North Waltham Conservation Area Appraisal.
- Although outside the conservation area, it is located in open countryside adjacent to the conservation area. In contrary to the Planning Statement provided by the applicant (paragraph 6.9), further development will cause harm.
- It will be at the end of an aging infrastructure, the impact of which has already been felt with the current development of two dwellings.

Land Use

The proposed development

- will be built in a currently empty field and, therefore, environmental, wildlife and habitat issues need to be taken into consideration.
- is for lifetime homes. This location, at the top of a hill away from the village amenities, is not good for use in later life.

Amount of Development

The proposed development

- will be at the end of an aging infrastructure and, if approval is given, the developers should be required to improve the infrastructure to ALL residents of St Michael’s Close. There are already ongoing problems with electricity supply, water supply, sewerage and drainage, etc., and these will need to be rectified for ALL residents of St Michael’s Close.

ACTION: Complete online consultation form to BDBC.

Clerk

108/FC/04/19-20 **Date of Next Meeting** – As and when required

Signed Date