

**MINUTES OF THE MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE
21 FEBRUARY 2017 AT 7.30 PM IN THE BIANCHI ROOM OF THE VILLAGE HALL**

Present: Cllrs Jones (C); Stirrup; Acton; Barton-Briddon; Stansbury; Moody; Clerk

In attendance: District Councillors E Bell; J Warwick; B Laming; and 48 Parishioners

- 1. Declaration of Interest:** None
- 2. Apologies for Absence:** Cllrs Romero; Rodford
- 3. Update on the Appeal**

Application Ref: 16/02115/OUT
Appellant's Name: Gladman Developments Limited
Site Address: Land East of Main Road, Otterbourne
Appeal Reference: APP/L1765/W/16/3165768

Outline planning permission for up to 90 residential dwellings (including up to 40% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access point from Main Road and associated ancillary works. All matters to be reserved with the exception of the main site access.

Cllr Jones advised previous comments submitted to WCC would be sent to the Inspector. Further comments could be made by 27th February either online at the Appeal website or by post (triplicate copies required). The Appeal would be a Public Inquiry held in Winchester, over 3-4 days probably in the summer, but the date had yet to be confirmed. Members of the public wishing to speak would need to register and attend at the beginning of the first day with prepared notes and at least 3 copies to hand in. A member of the Gladman team could challenge information given by a speaker. About a month prior to the date, all papers would be exchanged between WCC and Gladman and be available online. Matters of common ground as agreed between WCC and Gladman could not be raised.

Cllr Jones had attended several meetings with WCC Planning Officers. The Local Plan was considered robust and it had been found sound by the Planning Inspector. WCC intended to defend the Appeal on the basis that the development would have a detrimental effect on the countryside, there was no provision for affordable housing, it was outside of the settlement boundary and the Local Development Plan gave adequate provision for the next 5 years' housing supply.

Cllr Jones confirmed that Otterbourne Parish Council would be sending in further comments in addition to those raised by WCC: there was no support for the development within the community, it would create destruction of the countryside footpaths and green landscape, it did not meet the need for young families and affordable housing as identified in the village survey, it was not sustainable development and would be harmful to the village. A member from the Parish Council would attend and speak at the Public Inquiry.

Cllr Acton advised that it was important to look on the WCC website where there was a new set of papers relating to how Gladman had addressed technical issues raised from the objections. Cllr Jones added it was important to send in objections about specific matters on which parishioners felt they had knowledge and could add to the argument against the development. It would also be possible to send in one objection from the 'Save Otterbourne' group confirming all previous objections. The 'Save Otterbourne' group leader said she would be looking into this and that there would be other information on the website to help with individual objections.

4. Open Session for Parishioners

A parishioner raised the matter of environmental impact, the groundwater and flood plain and that the area was shown as high risk on the flood maps. Cllr Jones advised that Gladman had addressed this issue with the Environment Agency, but any technical information supporting the case could be important for the Inspector to receive. A parishioner advised the Greenacres Management Company Ltd which managed the flood plain had not been consulted. Cllr Jones responded that it was important to emphasise specific concerns such as this to the Inspector.

A parishioner raised the matter of the village primary school and the ratio of children attending from outside of the village. He advised that it was his understanding siblings of children currently attending the school from outside of the village were given priority over new entrants from within the village. A parishioner added that all of the local primary schools were full.

A parishioner asked whether there was some degree of subjectivity in how the Local Plan might be interpreted. Cllr Jones responded that the Gladman method of operation was speculative and there were other similar style applications all over the country. District Cllr Bell advised the Local Plan had been found sound by the Planning Inspector and was ready to go to Cabinet and full Council for adoption. Cllr Acton added that WCC had been very forward looking and one of the first to develop a Local Plan. However, Gladman was trying to argue that the rate of housing development was not enough and therefore the presumption of sustainable development should be applied. The Parish Council would argue that more housing would not be sustainable or of benefit, but harmful to the village. Cllr Warwick advised the Local Plan 5 year delivery of 11,500 new homes was on course.

A parishioner raised the matter of health and wellbeing and whether the limited supply of open space within the village was taken into consideration. Cllr Acton responded that it could be worthwhile noting that the community purchase of the Sparrowgrove and Oakwood copses and the purchase of the recreation ground by the Parish Council demonstrated its importance to the community. Also, that although the public footpath would be retained through the housing estate, it would be significantly different to the enjoyment and benefit of walking through an open field. Cllr Warwick advised the Parish Council that it might be worthwhile contacting the CPRE for a response.

Cllr Acton suggested that it might be helpful to hold a further Planning Committee meeting about a month before the Inquiry after the release of papers by WCC and Gladman, in order to identify particular issues which would be helpful to speak about at the Inquiry. The Chairman and attendees generally agreed this would be useful.

Meeting closed 8.30 pm