

PLANNING DEVELOPMENT CONTROL COMMITTEE

28 May 2009

Attendance:

Councillors:

Jefferies (Chairman) (P)

Barratt (P)
Baxter (P)
Busher (P)
Evans
Fall (P)

Huxstep (P)
Johnston (P)
Lipscomb
Ruffell (P)
Tait (P)

Deputy Members:

Councillor Pearce (Standing Deputy for Councillor Evans)
Councillor Berry (Standing Deputy for Councillor Lipscomb)

Others in attendance who addressed the meeting:

Councillors Cooper, Henry, Pearson and Verney

Other in attendance who did not address the meeting:

Councillors Coates, Izard and Wood

1. **DEVELOPMENT CONTROL SCHEDULE**
[\(Report PDC804 refers\)](#)

Item 1: Humphrey Farms, Hazeley Road, Twyford – Case Number 08/02924/OUT

The Head of Planning Management explained that, subsequent to the publication of the Report, further representations had been received.

Twyford Parish Council had written to confirm that their objection had not been mitigated by amendments to the scheme. They requested a site visit and queried the response from the City Council's Strategic Planning Team in regard to the South Downs National Park, the Core Strategy, the South East Plan and the cancellation of the Structure Plan.

Mark Oaten MP had written to reiterate the concerns of the Parish Council and one further letter of objection had been received which raised concerns covered in the Report.

In addition, the applicant had requested an extension to the time limit by which they had to submit reserved matters from three to five years (Condition 1 refers). Officers recommended that this extension was acceptable as a concession to the current economic climate and that it was in accordance with central Government advice.

Mr Andrews (Twyford Parish Council) and Councillor Henry (a Ward Member) spoke against the application and Mr Humphrey (applicant) spoke in support.

In summary, Councillor Henry explained that the proposed nursing home was not required by the local community, and therefore it was likely to serve people from outside the area. She also stated that, contrary to the Council's sustainable policies, the proposals would attract more cars to an already congested area and that the application site was some distance from public transport facilities. Councillor Henry also reminded the Committee that the site was outside the settlement boundary and was therefore likely to be contrary to the Core Strategy. She explained that local residents required a masterplan for the site and she requested that the application be determined by the Planning Development Control (Viewing) Sub-Committee to assess traffic issues and the site's remote location.

Following discussion, the Committee agreed that the application should be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Thursday 11 June 2009. This was because Members did not consider it possible to determine the application without first visiting the site to assess traffic issues.

RESOLVED:

That, in respect of Item 1 (Humphrey Farms, Hazeley Road, Twyford) the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee to be held on 11 June 2009.