

PLANNING DEVELOPMENT CONTROL COMMITTEE

8 October 2009

Attendance:

Councillors:

Jeffs (Chairman) (P)

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

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

Deputy Member:

Councillor Pearce (Standing Deputy for Councillor Fall)

Others in attendance who addressed the meeting:

Councillors Howell and Wood

1. **DEVELOPMENT CONTROL SCHEDULE**
[\(Report PDC801 refers\)](#)

In respect of Item 1, Councillor Pearce declared a personal (but not prejudicial) interest as he was a cousin of one of the objectors to the application, who he was not in regular contact with.

Item 1: 37 Willis Waye / Meadowsweet, Kings Worthy – Case Number 09/01407/FUL

Mr Jacobs (representing Kings Worthy Parish Council) and Mrs Stephens (representing Headbourne Worthy Parish Council) spoke against the application and Mr Lowe (agent for the applicant) spoke in support.

Councillors Wood (Ward Member for Sparsholt) and Howell (a Ward Member for Kings Worthy) also spoke with regard to the application.

In summary, Councillor Howell advised that residents had raised a number of concerns regarding the proposals, including that the site, being adjacent to the A34, had been assessed as a noise exposure Category C site where planning permission should not normally be granted. He requested that a further condition be added to the proposals, requiring that the Highways Agency erect acoustic barriers along the section of the A34 adjacent to the application site and to Willis Waye. Councillor Howell also drew attention to residents' traffic concerns, in particular in Willis Waye. He suggested that, in response to the

likely increase in traffic levels, a further condition should be included to require that the existing shallow lay-bys around the green in the centre of Willis Waye be extended, to assist in keeping the road clear of obstructions.

Councillor Wood also raised concerns regarding the proposals. In summary, he acknowledged that the site was not easy to develop and that, as a consequence, several compromises had been made to its overall design. These had included the location of amenity space and the design of the dwellings so as to mitigate noise. He also requested that the trees to be removed be indicated on the plans. Councillor Wood was also concerned about traffic issues in the vicinity as a consequence of the proposals, in particular its impact in Willis Waye and Church Lane. He suggested that the former may become easily blocked from additional traffic and parked cars. He drew attention to the removal of the garage block, which he considered was likely to result in the displaced vehicles being parked in Willis Waye. He also questioned the appropriateness of the proposed emergency access and egress to Mount Pleasant. Finally, Councillor Wood was concerned about the area being a noise exposure Category C site. In particular, he drew attention to plots 14 -18 and he questioned whether the noise mitigation measures had produced an acceptable design, with adequate amenity space, and whether it would provide a good quality of life for future occupiers. He stated that although there was a need for affordable housing development, their built standards should be the same as for open market housing.

In response, the Head of Planning Management clarified that it had been calculated that the likely net increase in trips in Willis Waye was minimal and the additional capacity could be easily accommodated. A number of homes already had driveways and therefore it was likely that additional parking on the highway would be minimal. Those residents losing garages from the redevelopment of the block had been offered appropriate amelioration, including the installation of drop kerbs etc. With regard to the proposed emergency access to the site at Mount Pleasant, this was considered appropriate and would be gated and kept locked, unless emergency access was required. Furthermore, it was unlikely that it would be used for this purpose, as it was considered that Willis Waye could be readily negotiated by emergency vehicles in most circumstances.

It was also clarified that a previous application for the site had included open market housing, however, this had been refused on matters unrelated to noise concerns.

The Head of Environment explained that he was satisfied that the Category C site could be mitigated for future occupiers, albeit with some compromise in design of the dwellings. It was explained that there would be noise in the amenity spaces; however the noise levels were acceptable and within World Health Organisation standards, notably as was related to general background noise as opposed to intermediate loud disturbances.

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 Monday 2 November 2009. This was because

Members did not consider it possible to determine the application without first visiting the site to assess the proximity of the development to the A34, vehicular access to the site (including for emergency vehicles) and to assess which trees the applicant proposed to remove.

RESOLVED:

1. That, in respect of Item 1 (37 Willis Waye / Meadowseet, Kings Worthy) this application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Monday 2 November 2009.

Chairman