

PLANNING DEVELOPMENT CONTROL COMMITTEE

9 December 2010

Attendance:

Councillors:

Johnston (Chairman) (P)

Evans (P)

Hutchison (P) (for items 1-7 only)

Huxstep (P)

Jefferies (P)

Lipscomb (P) (for Items 1 & 2 only)

Mitchell

Pearce (P)

Tait (P)

Deputy Members:

Councillor Clear (Stand Deputy for Councillor Mitchell)

Others in attendance who addressed the meeting:

Councillors Achwal, Henry, Mather, Ruffell, Sanders and Thompson

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 18 November 2010, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

(Report PDC876 refers)

The schedule of development control decisions arising from consideration of the above Report is circulated separately and forms an appendix to the minutes.

In the public participation part of the meeting, the following items were discussed:

Item 2: The Bourne, Bourne Fields, Twyford – Case Number 10/00589/FUL

The Head of Planning Management explained that, subsequent to the publication of the Report, three additional letters of representation against the application had been received and these reiterated concerns already set out in the Report.

Mr Woodward, Mr Meikle (Twyford Parish Council) and Councillor Henry (a Ward Member) spoke against the application and Councillor Thompson (as

Portfolio Holder for Housing) and Mr Humphrey (on behalf of the applicant) spoke in support.

In summary, Councillor Henry commented on the significance of the application, as it represented a 4% increase in the total number of dwellings in the village. Although Councillor Henry and the Parish Council welcomed the proposed affordable housing in principle, she had concerns about the location of the site and regretted that the Parish Council had not had a greater involvement in the negotiations of the application. She explained that the lack of a safe pedestrian and cycle route into the village centre would leave residents of the new dwellings isolated. She added that the application did not guarantee the much-needed new pedestrian crossing on the busy B3335.

Councillor Henry also raised concerns regarding the proposed mix of affordable housing and cited a recent Report (CAB2064) which highlighted a significant need for affordable family homes, rather than the smaller units proposed by the applicant. She also commented on the proposed densities of the open market dwellings, which she considered to be out of character with Bourne Fields, and the unwelcome precedent its approval could set.

In conclusion, Councillor Henry requested that the application be refused, or at least referred to the Planning Development Control (Viewing) Sub-Committee for decision, as a site visit would confirm that permission should not be granted.

Councillor Thompson spoke in support of the application and highlighted the need for affordable housing in Twyford. She explained that the proposed Section 106 Legal Agreement would seek road safety improvements to the B3335 and that, in reality, the financing to proceed with this much-needed scheme was likely to be withdrawn if the developer was unable to start work on site before 11 March 2011. Therefore, any delay by the Committee could jeopardise the viability of the scheme.

In response to the comments raised, the Head of Planning Management explained the County Council had not yet finalised plans for a new B3335 pedestrian crossing, but the legal agreement would ensure that the highways contribution would be spent in Twyford. Members also noted that the site had been identified by the City Council's Housing Enablement Team as the second best site for exception housing. A small delay in determining the application would have to be dealt with by officers and the applicant in the usual way.

At the conclusion of debate, the Committee agreed that the application should be referred to the Planning Development Control (Viewing) Sub-Committee, with a prior site visit, to be held 20 December 2010. This was because the Committee agreed that it was not able to determine the application, without first visiting the site to better understand the character of the area, the road safety issues and the relationship between this application and the related applications, Items 3 and 4 below.

Item 3: Playing Field, Waterhouse Close, Twyford – Case Number 10/02734/FUL

Mr Meikle (Twyford Parish Council) commented on the application and Mr Humphrey (on behalf of the applicant) spoke in support.

At the conclusion of debate, the Committee agreed that the application should be deferred to the Planning Development Control (Viewing) Sub-Committee, with a prior site visit, to be held 20 December 2010. This was because the Committee agreed that it was not able to determine the application, without first visiting the site to better understand the character of the area, the road safety issues and the relationship between this application and the related applications, Items 2 (above) and 4 (below).

Item 4: The Bourne, Bourne Fields, Twyford – Case Number 10/00590/FUL

Mr Harding (a local resident), Mr Meikle (Twyford Parish Council) and Councillor Henry (a Ward Member) spoke against the application and Mr Humphrey (on behalf of the applicant) spoke in support.

In summary, Councillor Henry reiterated her concerns against Item 2 above, regarding the need for a new pedestrian crossing. She added that the proposed development, along with the new care home and the nearby preparatory school, would add an unwelcome amount of traffic to the area. She also commented that the proposed development was out of character with the surrounding area and would set an unwelcome precedent.

At the conclusion of debate, the Committee agreed that the application should be deferred to the Planning Development Control (Viewing) Sub-Committee, with a prior site visit, to be held 20 December 2010. This was because the Committee agreed that it was not able to determine the application, without first visiting the site to better understand the character of the area, the road safety issues and the relationship between this application and the related applications, Items 2 and 3 (above).

RESOLVED:

That items 2, 3 and 4 (The Bourne and the Playing Fields, Twyford) be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held 20 December 2010.

The meeting commenced at 9.30am and concluded at 6.00pm

Chairman