

PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE**20 December 2010****Attendance:**

Councillors :

Johnston (Chairman) (P)

Clear
Evans
Hutchison (P)
HuxstepJeffer
Lipscomb
Pearce (P)
Tait (P)**Officers in Attendance:**Mrs J Pinnock – Planning Team Manager
Miss L Hutchings – Principal Planning Officer
Mr N Culhane – Highways Engineer
Ms F Sutherland – Planning and Information Solicitor
Ms D Rhodes – Housing Enabling Housing
Mr S Dunbar-Dempsey – Open Space Project Officer

1. CHAIRMAN'S ANNOUNCEMENT

The Sub-Committee met at Winchester Guildhall, where the Chairman welcomed to the meeting six members of the public along with representatives of the applicant.

2. THE BOURNE, BOURNE FIELDS, TWYFORD – CASE NUMBER 10/00589/FUL

[\(Report PDC876 Item 2 refers\)](#)

The above application had been referred to the Sub-Committee for determination by the Planning Development Control Committee, at its meeting held 9 December 2010. The Committee had 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 below.

Therefore, immediately prior to the meeting, the Sub-Committee had visited the site in snowy conditions in the company of officers and the applicant (who facilitated access to the site). On site, the Sub-Committee noted the proposed development field north of Waterhouse Close, the proposed route of the footpath, the area of open space and its access from Northfields. Members then visited the development site south of Northfields (The Bourne) and walked through the site to Bourne Fields, noting the proposed plots (which had

been pegged out) and its relationship with the existing neighbouring buildings. Members then walked along Bourne Fields, noting the character of the area, the junction with Twyford School and the junction between Bourne Lane and the High Street and then the junction between Northfields and the High Street.

Ms Hutchings had given a full presentation at the Planning Development Control Committee meeting (where the Committee had also received public participation) and therefore, at the Sub-Committee, her presentation was limited to a summary of the key issues.

She explained that the application sought permission for the erection of 6 no. three bedroom dwellings, 2 no. four bedroom dwellings and 3 no. five bedroom dwellings on the land south of Northfields (The Bourne). The application also proposed, as an exception site, affordable housing on the land north of Northfields comprising 4 no. one bedroom, 6 no. two bedroom, 3 no. three bedroom and 2 no. four bedroom affordable dwellings. There was also associated parking, turning and amenity areas and the formation of a new vehicular access for both areas of the application site.

Ms Hutchings continued that, subsequent to Planning Development Control Committee, the applicant had now committed to pay the full highways contribution with an additional sum of approximately £46,000 (to be confirmed) provided in addition to monies toward the Open Space Fund. She added that the highways contribution made the future installation of a new pedestrian crossing on the High Street financially viable. However, whilst this was something the Council supported, the decision to install it lay with the County Council.

During questions, the Sub-Committee noted that, although other sites had been considered, the application site was one of the best likely to come forward in Twyford. Members also noted that financing for the affordable housing scheme was likely to be withdrawn if the developer was unable to start work on site before 11 March 2011.

The Sub-Committee also discussed the sustainability of the proposed development and noted that the affordable housing would be built to Sustainable Homes Code Level 3. Members noted that officers were continuing to negotiate with the applicant and the Parish Council, about whether the Council should require those dwellings to be built to the more energy efficient Level 4, or whether the approximately £7,000 per dwelling this improvement would cost would be better spent on enabling the development of other affordable dwellings.

The Sub-Committee decided to include an additional informative which stated that, if Code Level 4 was not required for the new affordable dwellings, the applicant should be encouraged to ensure that the new dwellings at least were constructed in such a way to ensure that any retrospective energy efficiency measures could be more easily fitted.

During discussion, Members considered the relationship between the proposed dwellings and an existing property, Cantarella. Ms Hutchings explained that the gap between Plot H1 and this property was approximately 6 metres, and that this reflected the rhythm of the existing gaps between properties in Bourne Fields.

In response to questions, Ms Hutchings also explained that the proposed open space in the exception housing site north of Northfields would be unequipped, bounded by a knee-high rail, and would provide an area of informal recreation space. Members also noted that there was an area of equipped play further north of the site. This application sought to provide an access to this area via a footpath required by the proposed Legal Agreement. Ms Hutchings reported that the route of this footpath had yet to be determined and that local residents of Newton Road would be involved in this decision.

Mr Dunbar-Dempsey added that, although there was no current deficiency in the amount of open space available in Twyford, the applicant had provided the area of informal open space (10/02734/FUL below) in addition to a contribution towards the Open Spaces Fund. That fund would be available to the Parish Council and could be used to create the new footpath link to the equipped area of play to the north of Newton Road. Furthermore, the applicant had indicated that the current compound site (between the two areas of the application) would in future be made available as an additional area of informal open space to the community.

In response to questions, Mr Culhane explained that there were no designated cycle routes from the application site to the village centre. Mrs Pinnock added that, as the majority of the new houses were within the developable area of the village, it was therefore unreasonable to request that the applicant provide funds for a designated safe cycle route into the village centre.

At the conclusion of debate, the Sub-Committee agreed to grant planning permission for the reasons (and subject to the Conditions and the additional Informative above) set out in the Report. Members had highlighted the importance of achieving the new pedestrian crossing on the High Street and requested that officers vigorously pursue this issue with the County Council.

RESOLVED:

That planning permission be granted subject to the Legal Agreement and the Conditions set out in the Report and the additional informative (above) regarding energy efficiency issues.

3. PLAYING FIELD, WATERHOUSE CLOSE, TWYFORD – CASE NUMBER 10/00589/FUL
[\(Report PDC876 Item 3 refers\)](#)

This application was for the informal area of open space required for the development associated with the previous application and as discussed above. As it constituted an additional area of land released by the applicant

outside the red line denoting the site boundary on the submitted plans for the above application, it formed a separate application.

For the reasons set out in the Report, and in light of the Sub-Committee's decision above, this application was approved, subject to the conditions set out in the Report.

RESOLVED:

That the application be approved subject to the Legal Agreement and the conditions set out in the Report.

4. **THE BOURNE, BOURNE FIELDS, TWYFORD – CASE NUMBER 10/00590/FUL**
[\(Report PDC876 Item 4 refers\)](#)

The Sub-Committee noted that this application was the applicant's fall-back position if 10/00589/FUL (above), which included the exception site, was not approved. Ms Hutchings explained that although there were no material reasons to refuse this application, the applicant indicated a clear preference to develop 10/00589/FUL (which included the exception site). As 10/00589/FUL had been approved (as set out above), Ms Hutchings explained that 10/0590/FUL was, in effect, now a redundant fall-back position and was not expected to be built.

Ms Hutchings added that, subsequent to the publication of the Report, the applicant had submitted updated plans which omitted dwelling F10. This change did not affect the officer's recommendation to approve.

For the reasons set out in the Report and in light of the Sub-Committee's decision above, this application was approved, subject to the Conditions set out in the Report.

RESOLVED:

That the application be approved subject to the Legal Agreement and the conditions set out in the Report.

The meeting commenced at 11.30am and concluded at 12.25pm.

Chairman