

Planning (Viewing) Sub Committee – 17 November 2016

Draft Minute Extract from the Special Meeting of the Planning Committee 27 October 2016

Item 2: - (Additional details submitted 01/09/16) Erection of 66 dwellings with associated access via Tangier Lane, associated parking, landscaping and public open space (Phase 2). (Outline application considering access) (this application may affect the setting of a public right of way)
Land to the East of Tangier Lane, Bishops Waltham.
Case number: 16/01327/OUT

The Head of Development Management referred Members to the Update Sheet. This outlined a further condition to control the development in the interests of amenity and in accordance with 'Policy DS1' for the Local Plan Part 1 – The Joint Core Strategy 2013, subject to a verbal update to amend Article 3 of the Town and Country Planning (General Permitted Development) Order to **2015**' and not 2014 as stated in the Report. There was also an amendment to informative 1 to read 'Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order **2015**' and not '2012' as stated in the Report.

During public participation, Richard McDonald spoke in objection to the application and John Calcutt (applicant) spoke in support of the application and answered Members' questions thereon.

In response to questions from Members, the Highway Engineer confirmed that Tangier Lane was of conventional construction up to Ambleside where beyond this point it becomes track with a width of approximately 4.0 to 4.5 metres with no pedestrian provision. The indicative drawings show the track varying in width and that the track be widened resulting in a 4.8 metre carriageway with a footway provision of 1.8 metres and a varying width margin. This proposal was considered to be acceptable on highway grounds.

At the conclusion of debate, the Committee agreed to defer the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Thursday 17 November 2016 at 11.00am. The Planning (Viewing) Sub Committee would assess the measurements of the carriageway and view access for the proposal, in context with the use of the existing access at Tangier Farm.