

Chiseldon Parish Council



The Old Chapel, Butts Road, Chiseldon, Wilts SN4 0NW

☎ 01793 740744

email: clerk@chiseldon-pc.gov.uk

website: www.chiseldon-pc.gov.uk

Notes from the public meeting on the planning application S/OUT/18/0703 for 30 homes on New Road Chiseldon.

Chiseldon House Hotel on Monday 11th June 2018 at 7.00pm.

Representatives attending:

Emma Chilton from the SBC Flood Authority.

Ward Cllrs Foley and Mattock. (Cllr Mattock would not be participating due to his position on SBC Planning Committee)

Apologies from:

Rebecca Davies from the North Wessex Downs Area of Outstanding Natural Beauty. A written statement has been provided

The developer felt that they had answered all relevant questions during their consultation in April 2017 but would answer any emailed questions after the meeting.

SBC Planning department could not attend as it would compromise their neutrality.

Cllr Brady the Chair of Chiseldon Parish Council opened the meeting by advising that the Parish Council (PC) are the facilitators of this meeting to enable residents to share their view.

The PC will remain neutral until the Full Council can vote on the decision to be sent back to SBC as a consultee in the process.

Cllr Brady read out the report from the AOB which can be found on the Chiseldon Community FB page or on the PC website.

Residents were then advised to address the assembled public.

(Note – residents names and street address will be listed if they were given, but otherwise will be noted as “Resident”. Duplicate comments will not be included for the purpose of this document. Comments will be condensed where required)

Mr M Spreckley from New Road: The application is a waste of time; it has been turned down in the past. How can you argue with the points the AONB have listed.

Ward Cll Foley: Not in favour of this development. It has to go through due process. Part of this is the interpretation of what is a major development. There is case law for each side’s argument on what is a major development.

The NPPF (National Planning Policy Framework) is being revised and it quotes major development as being greater than 10 houses.

Mr D Liddiard from Castle View Road: What about our MP, is he interested and on our side? Ward Cllr Foley confirmed he was aware and supporting the objection to this.

Lee: If they own the whole field, they will keep submitting applications for a few houses at a time. What can stop the whole field being built on?

Paul from New Road: Local children and grandchildren need affordable homes to live in. He doesn’t think all the points from the AONB are relevant.

Mrs K Gale from Station Road: agreed with the above point. How do you know what an AONB is and how it’s defined. It was advised this is a legal definition and the Parish Clerk will ask the AONB for the definition.

Mrs J Woodhams from New Road: It won’t be affordable housing due to proximity to M4 and favourable views of the AONB.

Paul, New Road – if we don’t build more houses then how will they ever become affordable?

Resident: They should build in Swindon, Highworth and Wroughton where they have the infrastructure. Our Dr’s surgery cannot cope with more patients. We only have a few shops and 1 school.

Resident: Ref affordable housing. Not all children want to live near their parents. Children still won’t be able to buy in Chiseldon. I work in GWH and its 100% busier than it was years ago. The building isn’t big enough and it doesn’t have enough staff.

Mrs C Spreckley of New Road: As this is outline planning can they change the plans if they get permission? Yes – they can.

Ms J Shepherd of Mays Lane: It is the principle for the village. Once the boundary is breached it gives a green light throughout the village. We are already seeing extra traffic from other nearby villages that have grown.

Resident: As a daughter and granddaughter, I don't think this will be affordable housing. I live on New Road and agree on the traffic points made.

Resident: From Manchester originally and has neutral views. Do we know how much the affordable homes will be? No.

Mr Rivers from High Street: The infrastructure needs to be improved before more houses are built.

Mr Hutchins from The Crescent: This will escalate the chances of other new developments if this one goes ahead.

Mr D Foley from The Orchard: Concerned over the flood risk. Where will the water go? There is a foul water pumping station planned – where will this water go? It will either connect to existing sewers or create new ones. Either way it will create issues.

Emma Chilton from SBC Flood authority then addressed the meeting:

The surface flood water has been addressed on the pre-application procedure. It is due to top ground impaction. If they go through this layer then the water will soak away. Their current application isn't up to standard but with some changes they can approve the application from the flood authorities point of view.

They would need to go through the clay cap to drain excess water away.

Emma confirmed that permission wouldn't be needed from the Environment agency. SBC would want them to monitor the water levels for 12 months.

Confirmed that the site work earlier in the year was due to soil testing. The water can easily infiltrate the lime strata.

Resident from Ridgeway: The field floods every winter. The water runs off onto their drives. He thinks the developers have ignored the more serious test results of the bore holes.

Emma confirmed that the results will be compared to existing bore hole stations nearby. Normally monitoring is only requested for 3 to 6 months. This may provide an improvement to the existing local surface water problems on the Ridgeway.

Question to Emma: What evidence do you have that this is due to surface compaction?

CLlr Brady requested that Emma provide us with the documents for this and we will publish them.

Resident: We have a major national builder with vast resources. The objections need to be things that are unique to this village not issues such as Dr surgery resources. The exact number of traffic issues are needed. Hard evidence of local issues.

Mr G Hannock of Turnball: We keep fighting these developments and keep winning. Can we ask the builders to donate the land and we can do something else with us such as a memorial, and agree to never build on it.

Resident: What was the last major development in the village? Home Close in 1980's.

Resident from Castle View Road: The New Road A346 junction is a bottle neck. Would it help if a video was taken showing evidence of this? Ward Cllr Foley advised that SBC would look at all forms of evidence. SBC highways will also be looking at this.

Mr M Spreckley from New Road: Local planning policy states there is no requirement to build in Chiseldon as there is no infrastructure. Are SBC on track for 2026?

Ward Cllr Foley: the 5 year land supply is an issue. Cllr Foley will get a technical explanation of this to be added to the FB page and website.

Paul from New Road: Were all the objections mentioned on the previous planning application? Yes.

Mrs J Beaumont: When will the school at Badbury Park be built? There are currently an extra 300 homes due in Badbury Park. Presumably Chiseldon Primary School and surgery will be used by those families?

Cllr Foley: Hoping to have a temporary school facility in Sept 2019.

Mrs J Beaumont: They won't build their quota of affordable housing. They will use the viability loophole to reduce this to 3 or 4.

Stu from New Road: Who will be fighting for this? Will the PC be putting funds into this?

Cllr Brady advised that SBC are the decision making body and if SBC reject this application and the developer appeals then SBC will fight this.

CPC have no power at that stage.

Cllr Brady confirmed that the views heard tonight will be published so they can be used. The PC cannot guide you on your decision. Ward Cllr Foley can guide residents as can other experts.

The adaptability item 34.32 on the developers document shows the layout is defined by density and space for individual properties to be extended and modified in the future.

Resident: Cycling on the Ridgeway. People come to this area to cycle. You can look down from Badbury and Liddington and not notice Chiseldon. If you build these 30 houses then it will be visible.

Resident: are there any precedents set in Wroughton or Highworth where an application has been overruled by SBC due to AONB? There is one in Oxfordshire for 5 houses that were rejected.

Resident: Can we come to the SBC planning committee meeting where this is decided?

Cllr Foley: It will be called to committee if planning were to approve this. If it goes to appeal then there are 10 minute slots for people to have their say. It needs to have some confident speakers who all have different valid points to raise.

Resident: Can we have a collective email group for everyone to use to stay in touch?

Cllr Brady – send your views to the Clerk who can then capture email addresses. All email Cllr Foley.

Chris: I have put in several planning applications and visited council chambers on occasion. The planning committee can judge a decision differently to a planning officer. He feels the committee sometimes works along political lines. He thinks Robert Buckland should attend. SBC should fight this and make sure its not approved.

Mr Blackstock from Slipper Lane: is it quality or quantity of comments that will make the most difference? Cllr Foley confirmed the quality is important.

Mrs C Spreckley: The planning officer will make the recommendation to the committee. It will go to committee if controversial.

Cllr Brady confirmed that when CPC reply to a planning application they can also insist it goes to committee.

The deadline has been confirmed as 20th June currently but if CPC cannot make a decision on 18th June then they will ask for an extension.

Question for Emma Chilton: How does 12 months monitoring effect the speed of the build? It will take effect when reserved matters are put forward as this is the detailed drawings. They can reject the proposed layout at that point.

Resident: What else will affect the PC's decision: Cllr Brady advised that we will look at AONB, Conservation, Heritage, reading literature, flood info and residents views.

Resident: If the plans went to appeal would SBC fight the appeal or do they not have the funds? Cllr Brady advised that SBC planning had advised that yes they would fight at appeal if they rejected these plans.

Cllr Foley confirmed that SBC would fight applications on appeal.

Mr M Spreckley: SBC did fight this in 2012 and the appeal judges reply was very strong.

Mr P Maycock of Turnball: In 2016 there was a parish plan created with lots of public views on the scope and size of building within the parish. Will the parish use this document. Cllr Brady confirmed that the PC would use this.

Cllr Brady had asked SBC if it was prudent to have a Neighbourhood plan. SBC said it is the PC's decision but it is probably a good idea.

Mr A Trotman: The previous appeal was overturned so can the same arguments be used this time? Cllr Brady advised yes they can. Please make sure you write your own response to SBC and don't copy large chunks of information.

Resident: Can we get school children to write in letters?

It was noted that the developers will have lots of experts so comments need to be clear and concise.

Parents can encourage their children to write in, and Mr Spreckley will ask the Scouts and Cubs to be involved.

Resident: The Unicorn business park was rejected by the Dept of the Environment yet still the development went ahead. SBC then granted retrospective permission.

The developers will try to use S106 funds as a bargaining tool.

No more comments.

The AONB comments will be published on the parish website and on the FB community page.

CPC information will be on the planning portal when our comments are made.

Make sure your own comments are concise

The details for the planning portal and SBC address will be uploaded.

Meeting ends.