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## **COMMITTEE SITE VISIT**

**App No. 16/02244/AOP**

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**Proposal:** Outline application with access and layout to be considered for a site for 22 dwellings  
Land Adjoining Newmans Close North Marston Lane  
Whitchurch Buckinghamshire

**At the previous Committee Meeting:** 12th July 2018  
**Officers Recommendation:** APPROVAL

### **Late Items:**

The Committee was advised that the overview report had been updated in respect of the Housing Land Supply position, and attention was drawn to the corrigendum paper.

Members attention was drawn to the speakers item circulated.

### **Public Speakers:**

The Committee was addressed by:

**Charlotte Lincoln of Whitchurch Parish Council**, material Objections raised:

- Considered that the proposal is contrary to the Development Plan and NPPF guidance
- The site comprises a rural undeveloped productive agricultural parcel of land and the proposal does not respect the site and is not considered to be sustainable. Furthermore, the PC noted that whilst Whitchurch was defined as a larger village there were limited facilities available within the village
- Attention was drawn to previous refusals in the locality and Members attention was drawn to the fact that Newman Close was permitted as an exception scheme
- Considered that significant negative weight should be attached to the landscape impact, and did not consider there were gains to the economy.
- The Council can currently demonstrate a 5 year supply of housing and there is no suggestion that Whitchurch required this housing, particularly noting that 21 dwellings have been approved within the village recently.
- Attention was drawn to the 105 resident objections to the application
- The proposal would change the boundary of the settlement to its detriment

**Amy Lincoln (on behalf of local residents)**, material Objections raised:

- Discussed that the application site was located opposite the primary school, where there were evident parking problems and no controlled crossing.
- Attention was drawn to photographs which had been circulated to Members in relation to the vehicular access, and the associated on street parking and relationships to the school
- The entrance to the site is located on the brow of a hill on a busy road
- This application would result in addition vehicle movements which are considered to be excessive and dangerous, and would impact on the flow of traffic and pedestrian safety

- The proposal would result in the loss of green pasture field
- Reiterated that Newman Close was permitted as an exception scheme
- This application would not result in benefits to local residents and only personal gain for the landowner.

**Mr Hems (Agent), material points raised in support:**

- Application was submitted in June 2016, and advised that negotiations with the case officer had taken place and amended plans had been submitted to address concerns raised and the scheme was now considered acceptable
- It was highlighted that the original Parish Council comments had not indicated that the Parish would speak at Committee and a delegated report had been signed by the Chairman of the Committee with a resolution to approve subject to the completion of a satisfactory S106, which now has been completed
- There are no technical objections to the scheme
- The proposed loss of agricultural land would be minimal
- The adverse impacts of the development would not significantly and demonstrably outweigh the benefits
- The proposal would make a contribution to the housing land supply
- The developer was local, who develops small scale sites and seeks high quality development

**Site Visit:** 27<sup>th</sup> June 2018 At: 12 noon

**Those Attending:** Members: Cllrs Fealey & Cooper  
Local Member: None  
Apologies: None  
Officers: Claire Bayley, Danika Hird & Elizabeth Wilson (AVDC)  
 Suzanne Winkles (BCC highways)

**Features inspected:**

Members initially viewed the site from within Newman Close, noting the properties in Newman Close itself and the adjacent Ashgrove Gardens. Members viewed the existing access arrangements serving Newman Close, and the Highways engineer identified the relevant features and the proximity of the junction to the school. Members then entered the application site again noting the properties in Newman Close itself and the adjacent Ashgrove Gardens and varying ground levels within the site and wider landscape views and AAL setting. Members proceeded to walk from the application site, and out of Newman Close, the highways Engineer drew their attention to the visibility splays in both directions along North Marston lane, the position of the school, the keep clear markings and proceeded to walk along North Marston Lane towards the entrance to Ashgrove Gardens. Attention was drawn to the extent of the footway on both sides of North

**Discussion:**

Members noted that the site inspection was useful as it assisted Members with understanding of the access arrangements serving the site and the relationship to the

school and North Marston Lane and providing an opportunity to view the relationship of the application site in the context of the existing settlement, the surrounding countryside(AAL).

One Member considered that the application site was located outside the settlement boundary, and whilst noting the existing development it was not considered that the site was substantially enclosed and as such within open countryside, designated as an AAL, and in an elevated position. This would be likely that views would be afforded from Oving and the valley.

One Member was supportive of the Officer's recommendation considering that the presence of the existing residential properties provided an important context and views towards the site from the valley would be seen in this context. However, it was noted that there may be merit in a mix of properties providing more bungalows to assist in maintaining views

Both Members considered that the access arrangements were more acceptable having seen them on site, but noted that consideration should be given to the extension of the keep clear markings and footpath to provide a safe crossing point.