

THRUXTON PARISH COUNCIL
MINUTES OF THE EXTRAORDINARY MEETING HELD ON 21st April 2022

Present: Cllr P Christie (Chairman), Cllr J Davis (Vice Chairman), Cllr Mrs J Graham & Cllr Mrs P Harris.

In attendance:

Mrs H Bourner – Clerk
TVBC Cllr Phil Lashbrook
TVBC Mrs L Lashbrook
Philip Wilson- representative of Gillings Planning
Jason Sergeant-Landowner
40 members of the public

Welcome & Introduction

1) Cllr Christie welcomed all those present to the meeting. He outlined how the meeting would proceed and the relevant health and safety matters. He also gave an update on the application to build 26 affordable homes on land behind Stanbury Close.

Declarations of Interest

2) There were no declarations of interest.

The proposed Development

3) Philip Wilson the agent for Gillings Planning Homes outlined the proposed plans.

He began by thanking all those who had made suggestions and given ideas for this proposal. He confirmed the land in question was the field that runs behind the gardens of numbers 8 to 11 Lambourne Close. He said this was an open space outside the conservation area, it did not include any trees and there was no flood risk.

He said the application was an outline application for nine self-build properties. The plans showed how the design might look and had been amended to look more curved and to be an extension of the existing roads leading to a cul de sac.

He said there was a need for self-build plots in the Test Valley and a register of those looking for land was held by the borough council.

He explained that 234 leaflets about this proposal had been posted to households in the village and that all households in the immediate vicinity of the site should have received one. He further explained that 18 responses to a survey had also been received

Questions from residents

4) Members of the public present were given the opportunity to ask questions and make comments and are recorded below: -

q- how were surveys circulated, houses near to the site had not received these.

a- surveys were handed out at the open day to those who attended.

q- how would build happen?

a- 9 plots would be sold and all buyers would form a co operative and then collectively use the same architects and builder so work on all plots would take place at the same time. He said the group could work with Southern Water to achieve drainage improvements to the area and also such things as bike racks would be fitted to show the impact on transport had been considered. They envisaged the scheme to be of high quality and complement surrounding properties.

Comment- the planners need to be aware there is very limited public transport in the village, only three buses during week days and none at evenings or at weekends.

q- How have you consulted with those immediately affected and how could the surveys be returned.

a- only those who attended the open day were consulted via surveys which were collected on the day.

Comment- this is not statistically representative of the community and the quotes in the report of these figures should be removed.

Comment- there is no correlation whatsoever between the figure of 234 leaflets sent out and 18 surveys returned.

Comment- TVBC Lashbrook pointed out the report stated a summary of proposal had been sent to him. This is not true; he has not received any summary and will ensure the planning case officer is made aware of this inaccuracy in the report.

q- The application is for access only, no plans for the houses have been submitted. The report acknowledges the application contravenes policy COM 2 in that the land is outside the settlement boundary. On what basis can this application succeed?

a- The application has been submitted as there is a documented need for self-build plots in Test Valley and this would help to meet the need.

q- Is this a COM 08 Rural Exception Housing proposal.

a- This is an application for self-build and there has been no survey to seek local need for exception housing.

q- so if someone bought a plot could they site a caravan there to live in while build was progressing.

a- Unlikely if this were a cooperative run building scheme.

q- How will the costs of any upgrade to the drainage system be met, would the purchasers of the 9 plots be expected to pay this which would undoubtedly be very expensive.

a- Aware of another planning application in village – both schemes together could consider how best to meet this cost. They recognise there is an issue and do not want the build to affect other houses in the village.

Comment- there is no traffic management plan, vehicular access via Lambourne Close would be very difficult and large trucks would find access via Village Street very difficult in view of volume of parked cars

Comment- this plan should only be considered when the emerging Test Valley Strategic planning document is finalised in 2029

Comments- the village experiences many issues with large lorries entering the village and becoming stuck. These often cause damage to verges and property. The drainage system is already over capacity and tanker lorries are still evident in the village (Cllr Christie pointed out that the tankers are present currently carrying out lining work to drainage rather than pumping excess water). Although the planners have stated the site does not pose a flood risk there will still be water run off from the housing and roads and this will impact properties lower down in the village that already have problems with flooding.

q- You use the word envisage in relation to the quality of the build. Can conditions be legally enforced

a- Trying not to be presumptuous but in their experience those who want to self-build do so to a high standard

Comment- Anyone can register on the Borough Council self-build register so the numbers held cannot be an accurate representation. A proper consultation would provide more accurate data.

q- Will there be restrictions on when traffic on the build site can operate

a- If run under a cooperative and the whole build is carried out at the time any planning consent would provide a traffic management plan.

q- The point made earlier that the application is only for access-why?

a- Access to the site is the critical question without which the scheme will fail.

q- so if this application succeeds will there be another application?

a – yes as stated in the report an application on reserved matters

q- The statement on page 9 suggests the Parish Council support the application- does the developer believe the statement to be correct?

a- Cannot comment as he is not the case owner but will provide clarification.

Comment- Cllr Christie said that he had commented to the landowner that he understood his desire to recognise the commercial value of the land but that planning applications needed to consider that the land is outside the village settlement boundary and that there is a Neighbourhood Plan in place. He also commented that the scale and size of this application was an improvement on the previous application for 17 houses.

Comment- as the statement is therefore inaccurate it should be removed.

Comment in report that TVBC broadly support the application is in conflict to their response to the pre app. Concern that proper consultation is required- the landowner agreed to establish what consultation has taken place

Comment- when forming the Neighbourhood Plan the whole parish was surveyed and a 90% response received. In the possible 9 categories for housing need self-build was last on the list

Comment- very aware that the two applications currently outstanding in the village are on fields that could be linked if access for one was allowed but refused on the other- response- landowner will retain a strip of land around the field in perpetuity so that no spread could occur.

q- Are there any restrictions placed on those who self-build preventing them from selling their properties for a given time?

a- No but experience suggests those that self-build do so because they want to stay in the home they have built to specification.

q- Please can you provide examples of self-build sites that have been completed via a cooperative.

a- Will send details

q- Would landowner consider amending application now to include the housing?

a- Will consider this

q-Don't understand why the council will give permission for a road that goes nowhere.

a- Will be dealt with in email response by case officer

Comment- This application does not include a proper environmental survey. The nearby site does. Surely wildlife will travel across both sites.

Comment the report on biodiversity is inaccurate, it refers to .5 of a HA in one part and .8 elsewhere Also the numbers of bedrooms on site are stated as 9 for 9 houses which cannot be accurate.

Request- can survey document used at open day be published again via the Parish Council.

The Planning Process

4) TVBC Phil Lashbrook explained to all present that this application was for outline planning permission for the access road only. If approved a further application would be required for the housing. All applications are considered on their own merits. Any objections to planning applications need to be made on material considerations details of which can be found on the TVBC website

Summary of key points

5) Cllr Davis summarised the key points.

He said at the time of the last application several key points were considered these being
The land is outside the village settlement boundary

The Neighbourhood plan specifies the size and types of housing the community would support

The land is designated as agricultural and is protected by government policy

Any building needs to be considered alongside the village design statement
The sewage and drainage problems experienced and ongoing in the village
The lack of public transport
Nitrogen trade off
All will again be considered for this and any other subsequent application

He explained that the Parish Council would now consider all the facts and make a final decision as to the response it would make to Test Valley Borough Council. The decision would be made at the next meeting of the Parish Council and would be fully detailed in minutes which will be published on the Parish council website and on notice boards. In light of the views of residents attending the meeting, the Parish Council will be opposing the application. He encouraged all those present to also consider making their own comments as these will carry weight when the application is considered by TVBC

Date of next meeting

8) The next ordinary meeting of the Parish Council will take place at 7.30 pm on Wednesday 4th May 2022.