

**Minutes of the Planning Committee of
Goodworth Clatford Parish Council held at 6pm in the meeting room at the
Village Club
Date of Meeting: Friday 14th June 2024**

Present:

Councillors	Clerk	Members of the public
Fiona Cross (Chair) Ian Platt Claire Henderson Henryk Kwiatkowski	E Attwood	57

Introduction

The Chair welcomed all members to the meeting and advised members of the public that public participation would be before each individual application.

24053 Apologies for Absence –

24054 Declarations of Interest - None

24055 Minutes of the planning meeting held on the 29th of January 2024 was approved and signed.

Resolved: That the minutes of the Council Meeting of the Parish Council held on the 29th of January 2024 be confirmed and signed as a true record of the meeting.

24056 Planning

Public Participation – The following comments were raised by members of the public.

- The planning application that the PC is considering this evening is the first real test in 5 years of the policies contained within the NDP.
- As well as failing to meet the requirements of the Neighbourhood Plan Strategic Policy 3 with respect to the settlement boundary, it fails on two other counts!
- First, the policy states that the development should not have a detrimental effect on the character and setting of the countryside by virtue of its siting, design, size, and prominence in the landscape. - it clearly fails here.
- Second, it should not blight important views of the landscape identified in the Appendix. Being in the countryside, on sloping ground, on the side of a valley, views from the east and south will be particularly blighted.
- The site would be particularly noticeable at night if the planned street lighting goes ahead. GC does not have street lighting and values its dark night sky. The application thus falls foul of NDP Natural Environment Policy 3 which states that street lighting should be avoided.
- The new Test Valley Local Plan 2040 will allocate housing targets for some villages. GC does need new housing and expects to be given a target of around 10 to 15 dwellings over 15 years. Also, in the near future, the village expects to conduct a housing needs survey under the guidance of TVBC.
- Under plan 2040, the settlement boundary will be maintained, in fact, it is proposed that the recreation ground and the allotments will be taken out of the settlement area and placed back into the countryside.

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- So, in conclusion, there are housing plans for Goodworth Clatford, with the housing needs survey and the Local Plan 2040 allocation. These plans have the distinct advantage of allowing the parish to have an input into the location of the new required housing. This is clearly preferable to being forced to accept 40 houses in an unsuitable location by an outside agency.
- Parishioner strongly recommends that the PC object to the proposal for 40 houses on Barrow Hill.
- Proposal is reliant on TVBC planning Policy COM7, but the site must also adhere to COM2 as appropriate or essential development to be located in the countryside. Failure to satisfy COM2 means COM7 is not relevant.
- Suggested it would be iniquitous if policy COM7 was used to foist 40 houses.
- Previous application did not satisfy this requirement.
- Parishioner suggests Goodworth Clatford has a need for up to ten dwellings for social housing.
- Suggestion social housing should be located in several smaller sites.
- Suggested land would be better used for carparking so football teams using the recreation ground had adequate parking.
- There are already enough wastewater problems in the village and further development of this size will produce more water to come down the centre of the village.
- Already additional pumping stations in the village as the water level is high and the current infrastructure can't cope.
- Residents have more hardstanding areas such as patios and driveways which is less area for water to soak away.
- Barrow Hill is not wide enough for two cars and is used for parking by parents of school children twice a day.
- Church Lane is not a suitable highway for an extra 80 cars daily.
- Church Lane has no footpaths for pedestrians so not suitable for increase in traffic.
- Developers misleading about additional traffic using routes in and out village.
- Emergency vehicles need to get past parked cars at Barrow Hill
- Cosy village was the reason many choose to move into Goodworth Clatford.
- One development leads to more.
- Soak away pond is directly behind play area.
- Access to allotments shown in developers plans, but this land is owned by the Parish Council and no permissions or dialogue has been gained.
- Soakaway behind Play area is a concern.
- Public transport is non-existent not as mentioned in application.
- Village is street lighting free and residents of the Dowlings were asked to remove outside lighting at the back of properties.

24056.1- 24/01239 OUTN Land at Barrow Hill Outline Planning Application for up to 40 Dwellings, including affordable housing, open space, parking and associated infrastructure, engineering operations, landscaping, sustainable drainage system (SUDS) and access to Barrow Hill

Goodworth Clatford Parish Council objects to this application for outline planning permission on numerous planning policy grounds as set out below. Parish Cllrs discussed this application, and the following comments were submitted to TVBC in response.

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1. Local Plan Policies

The site of the proposed development is located within the countryside i.e. outside the settlement boundary.

Policy COM2 states that development in the countryside will only be permitted if;

- a) it is appropriate in the countryside as set out in other local plan policies; or
- b) it is essential for the proposal to be located in the countryside.

Goodworth Clatford Neighbourhood Development Plan (“GCNDP”) supports this policy. There are two specific local plan policies that allow for housing schemes within the countryside Rural Exception Affordable Housing scheme COM8 and a Community Led Development COM9. However, the proposal is not being put forward under either of these policies COM8 or COM9. As a result, it does not comply with criterion a) of local plan policy COM2. The development is also contrary to criterion b) of local policy COM2 as the existing spatial strategy remains sound and as such no essential need for the proposal to be located in the countryside has been demonstrated. Therefore, it is contrary to COM2.

On the basis of the information provided we are unable to comment on whether it is compliant with COM15 at this stage.

The existing long open views to the south and sense of openness at the application site would be lost. On the basis of the plans submitted, the proposed development would fail to integrate, respect or complement the character of the area, and would have a detrimental impact on the immediate area and the landscape character of the area. The proposal has also failed to demonstrate that it has been designed and located to ensure that the health and future retention of important landscape features is not likely to be prejudiced, or that existing and proposed landscaping and landscape features would enable the proposal to positively integrate into the landscape character of the area. Therefore, the application is contrary to policies E1 and E2.

In the absence of detailed or scaled plans we cannot say whether the application will comply with LHW4, E7 or E8. However, we note the Southern Water letter contained within the application information which highlights the potential for existing villagers to suffer an adverse impact to their health given the potential for foul water flooding. The clear potential for run-off from such a major development is likely to cause water infiltration into the mains sewers downhill increasing the risk of flooding for properties in Village Street. This winter has already seen regular tankering initiated by Southern Water in line with the Infiltration Plan for Goodworth Clatford. A clear and present concern is that a new development such as this will cause more infiltration for which tankering will be insufficient necessitating overpumping which would result in more pollutants being expelled into the local watercourses contrary to policy E8.

From what we are able to discern from the application itself, it does not have visitor parking and so would be contrary to policy T2.

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Barrow Hill itself is very narrow in parts and when the recreation ground is in use for children's football for example, the on-road parking means that it is only passable by one way traffic. Overall, any increased traffic on this road is concerning from a safety perspective and the question of access and any proposed impact on the existing highway network must be adequately addressed to ensure that it complies with policy T1.

2. Goodworth Clatford Neighbourhood Development Plan Policies

We are not able to comment fully on policies SP1 or BE2 as we have not been provided with any design proposals to determine whether the proposed development secures high quality design or maintains the distinctive character of Goodworth Clatford. As a result, we are unable to see how the applicant can assert that it complies with such policies in the absence of the detail to be covered in the reserved matters. Notwithstanding our inability to fully comment on these policies, we believe that even at this stage the application is not in compliance with these planning policies.

On the basis of what has been provided the application already fails to comply with policy SP1 by virtue of its location, density and scale as it fails to maintain a strong sense of place or retain the distinctive character of Goodworth Clatford.

It does not reflect the existing scale and character of development on the basis of the applicant's own figures, having regard to prevailing density and maintaining a consistent street scene. The applicant has used Andover as comparator which averages 35 dwellings per hectare. Goodworth Clatford, by comparison, averages 12-15 average dwellings per hectare (detail included in the application documentation). We believe that to use Andover as a comparator is flawed. Under the settlement hierarchy contained in the current local plan Goodworth Clatford is a rural village not a major settlement and as such to use the average dwellings per hectare of a major settlement as a comparator is inappropriate. This proposal proposes 30 average dwellings per hectare twice the current average density of Goodworth Clatford. On the basis of density alone it is contrary to BE1.

Policy SP3 of the GCNDP states that "new development in the Neighbourhood Area will be concentrated within the Goodworth Clatford village settlement boundary as defined in the TVBLP" or "it is specifically provided for by policy COM2 of the TVBLP *and* it does not have a detrimental effect on the character and setting of the countryside by virtue of its siting, design, size and prominence in the landscape *and* it does not blight important views of the landscape as identified in the GCNDP". These are cumulative tests, as such the application needs to meet all of them. Neither of these tests applies, the application is therefore contrary to SP3. We would also note that despite the cherrypicked view in the documents it is clear that it would blight not only view 7 but also view 1.

Our GCNDP provides at policy NE2 that proposals will not be supported where they result in the loss or deterioration of the best and most versatile agricultural land. The most versatile agricultural land is classified as land in grades 1, 2 and 3a. In the case of the proposed development the land has been assessed as quality grade 2 and grade 3a. It is also currently under active use as arable land. As such this is the most versatile land and so is contrary to policy NE2.

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Under GCNDP policy NE4 any proposal must amongst others ‘incorporate robust and effective alleviation and mitigation measures for management of rain water run-off and flood risk arisingat Goodworth Clatford village.’ Where appropriate ...should employ SuDS....utilise existing mains foul sewer infrastructure’. Whilst we understand that SuDs is to be employed and the plan is to use an existing foul sewer, the content of the Southern Water letter which states that “there is currently inadequate capacity within the foul sewerage network to accommodate ...” coupled with their comments that the proposed development may increase the risk of flooding to existing properties and land means that this proposal is contrary to policy NE4. The applicant states that the proposed site lies entirely in Flood Zone 1. Whilst we may not dispute that this is the case, it ignores the fact that the village itself, at the bottom of the hill where the applicant proposes to site the 40 house development, is in Flood Zone 3 (report by AECOM Partnership for South Hampshire Level 1 Strategic Flood Risk Assessment dated February 2024). The issues which the village has with respect to flooding are set out in Southern Water’s Infiltration Report and have been borne out through 2024 as the village has been subject to regular tankering because of overloading of the sewerage system during the recent prolonged wet weather. Additional large development will only exacerbate this situation as acknowledged by Southern Water in their letter saying that it ‘may increase the risk of flooding to existing properties’. We are also concerned with the siting of the infiltration basin as shown in the plans which is next door to the children’s playing field and for which we would expect some environmental assessment as to whether it poses any adverse environmental impact.

One further aspect of NE4 is that any proposal must minimise light pollution. Goodworth Clatford does not have street lighting, this is also the case with respect to the most recent development at the Dowlings where there is only minimal footpath lighting along the access road. This proposal would require street lighting as per the Landscape and Visual Appraisal document and as such would be contrary to NE4. In addition, it would be contrary to policy NE3 which also seeks to avoid street lighting.

3. Engagement

We would further note that no meaningful engagement has been undertaken with either the community or the parish council contrary to the expectation set out in the National Planning Policy Framework (“NPPF”) which supports ‘effective engagement between applicants, communities, local planning authorities’. The parish council has not been engaged by the applicant with respect to this application apart from sending the parish council the same flyer as the most impacted parishioners containing minimal information with a brief nine-day period for comments comprising only five working days. We view this engagement as cursory at best and certainly not in line with the expectation set out in the NPPF. We would also highlight that no permission has been granted or indeed sought with respect to access to the allotments from the proposed development site. Currently the allotments, owned and maintained by the parish council on behalf of the parish, are not freely accessible and only allotment holders have access for security.

In conclusion, as we have detailed above, this application is contrary to many local plan and GCNDP policies and we therefore strongly object to this outline planning application.

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Resolved: Parish Councillors **OBJECT** to the planning application for up to 40 dwellings on the land at Barrow Hill next to the recreation ground.

Public Participation - None

24056.2- 24/01178/FULLN Yew Tree Farm Goodworth Clatford Retention of a private trackway Parish Cllrs discussed this application, and the following comments were submitted to TVBC in response.

Goodworth Clatford Parish Council objects to this application since it contains a number of false statements in the Planning Report that are designed to put forward an impression of working farmland with associated farm workers.

Paragraphs 1.2.2 and 3.2.2 suggest that the site is of “mixed grazing and hay” which is inaccurate. There has been no livestock grazing in the fields for over 8 years.

Paragraph 5.1.3 suggests that there are agricultural workers using farm vehicles on this site. This is untrue as there is no farming and no farm workers who manage the land which is left to grow wild. This is evident from the wild grass and flowers that are in abundance around the waste material from building sites such as old bricks, tiles, and broken tarmac.

The Block Plan suggests a connection to an existing track which is untrue as the track leading from the road to the junction of the track is principally earth and the initial connection from the earth track to the proposed development is a scattering of old building rubble interspersed with earth.

This application is an attempt to legitimise the dumping of waste material on a green field site resulting in the site becoming an eyesore in breach of a number of the planning policies in place.

Policy COM2 – Settlement Hierarchy

The policy requires that “Development outside the boundaries of settlements in the hierarchy will only be permitted if: a) it is appropriate in the countryside as set out in Revised Local Plan policy COM8-COM14, LE10, LE16- LE18; or **b) it is essential for the proposal to be located in the countryside**”.

This proposed development is not essential to be located in the countryside as it is of no value to a site that is not a farm & is not required for any agricultural purpose.

Policy E1 - High Quality Development in the Borough

This policy is clear that “Development will not be permitted if it is of poor design and fails to improve the character, function and quality of the area.” This development is exceptionally poor in being compromised of waste material and fails to improve the character, function, and quality of the area.

Policy E2 - Protect, Conserve and Enhance the Landscape Character of the Borough

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Policy E2 is clear that “To ensure the protection, conservation and enhancement of the landscape of the Borough development will be permitted provided that: a) it does not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located”.

As can be seen from the photograph below, this application is already having a detrimental impact on the appearance of the landscape around it and will blight the rural nature of the surrounding area.

Policy SP3 - Location and nature of development

SP3 policy specifically looks to protect the rural landscape surrounding Goodworth Clatford and any development must ensure “the rural nature and the integrity of the natural environment will be conserved”.

The use of waste building material in virgin grasslands will achieve the opposite effect and therefore this application breaches this policy.

Policy NE2 – Natural Features

Finally, the Neighbourhood Plan contains Policy NE2 that enshrines the requirement that “Development proposals should protect and where **appropriate enhance those natural features which make a significant contribution to the character and amenity of the Neighbourhood Area, namely farmland, woodland, mature trees, hedgerows and ponds and watercourses. Proposals will not be supported where they result in the loss or deterioration of agricultural land; or of irreplaceable wildlife habitats, networks, or corridors;**”

This application seeks to

This application seeks to damage the field in which the waste material is to be disposed of and therefore is contrary to the Policy NE2.

In summary, this application seeks to present a case of a working grazed farmland that has not been grazed by livestock nor been an arable farm for over 8 years.

The proposal is in breach of a number of policies as outlined previously and therefore Goodworth Clatford Parish Council would urge Test Valley Borough Council to reject this application and have the building waste removed and the land returned to its previous state.

Resolved: Parish Councillors OBJECT to retention of this trackway.

24056.3 24/01169/FULLN Grace Cottage, Longstock Road Installation of replacement windows to the West and North elevations. (20th) Cllrs noted that the replacement double glazed windows match the existing single glazed windows.

Resolved: Parish Councillors have no objection to replacement windows to the West and North elevations.

24057 Results of Previous planning applications

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- 24/00836/FULLN Thistledown Cottage Church Lane - Refused
- 23/02105/CMAN Sludge Facility Cowdown – Awaiting decision.
- 22/03267/FULLN Anaerobic digestion facility – awaiting decision. Highways recommend not granting planning permission until further assessment of traffic off A303 slip road.
- 23/01672/FULLN 24 The Crescent Awaiting decision
- 24/00977/FULLN Old Rose Cottage

24058 Potential Infringements - None

240 Date of next meeting – (15th July 2024 if required)