

Houghton Parish Open Public Meeting with TVBC Planning

held on Tuesday 12th February 2019

In attendance were: Parish Cllrs Burt, Adams, Young, Scougall and Chant.

Paul Jackson – Head of TVBC Planning Jason Owen – Development Manager TVBC

Approx. 30 members of the public

Q1 – Why is discussion between TVBC and developers allowed in private?

A1 – The Planning Authority are duty bound by Government Planning Policy to communicate with developers.

Q2 – Why don't TVBC listen to the village regarding Planning Applications?

A2 – TVBC do take on board comments received when making a decision.

Q3 – What is the point of the Parish Council commenting on applications when TVBC appear not to take any notice?

A3 – Over last 5 years 98 applications were submitted in Houghton, on only 10 was there a difference of opinion between Parish and TVBC – in the case of Meadow View, the comments received meant the 20 year management plan was implemented, which is unusual.

Q4 – In the application for an extension at Old School House why didn't the conservation officer consult with the applicant? Why was this small extension refused and a larger one allowed in the village, where is the consistency?

A4 – Each application is looked at individually. PJ did not know the details at the meeting.

Q5 – Is there a holistic approach to look at applications in a rural village?

A5 – Planning Authority start with the Local Plan. There is a consultation process in the development of the plan with Parish Councils and other groups which provide infrastructure such as doctors surgeries, schools etc. There is a CIL charging schedule which can give gain back to the community. Parish Councils are also able to bid for CIL money for community projects.

Q6 – Meadow View – Why and when was the Woodland Preservation Order rescinded? Why has Houghton had an excessive amount of development allowed, based on national figures?

A6 – Woodland Preservation Order was not rescinded and based on expert opinion not many of the trees were worth saving. The Parish Council were consulted on the settlement boundary when the current local plan was being set up and agreed.

Q7 – Settlement boundary – can it be revised? During the previous consultation PC were advised all curtilages should be included in the settlement boundary.

A7 - Next opportunity to revise the settlement boundary will be in the consultation process with the new local plan.

Q8 – Will infilling be allowed, i.e. on green spaces in between properties? Is there a pre-application on the Houghton border for 700 houses?

A8 – TVBC will need to identify sites in new local plan. There is no pre-application however the landowners are promoting the site for development.

Q9 – Is there a basis where TVBC could include the Parish Council or Borough Councillor to represent the community at the meetings held between TVBC and developers?

A9 – TVBC will always encourage the applicant to talk to the community but it is their choice to engage or not. Meetings will only include those with expert or professional opinions.

Q10 – If sites are outside the settlement boundary will they added to local plan for development?

A10 – Its possible but the local plan will be consulted in due course. Conservation document, dated 1990, has status. In reality the Conservation areas need reviewing but the priority will be the older ones. A neighbourhood plan will have equal status to the local plan.

Q11 – Who monitors work? i.e. Planning condition stated hedge to be retained but hedge was removed.

A11 – Planning enforcement officers would need to investigate but it is a reactive service and relies on public and Parish Councils to be their eyes and ears and report problems. It is only a criminal offence if an Enforcement Notice is ignored.

Q12 – What are strategic gaps? Can we use to protect Houghton?

A12 – Now called local gaps and decided via the local plan process. They need to be between settlements.

Q13 – Any advice to maximise the prospects of making a difference in Houghton?

A13 – Implementing and adopting a Neighbourhood Plan will help. Exploring skills with engagement. When objecting also specify changes required.