

## AWBRIDGE PARISH COUNCIL

### Minutes of the extraordinary meeting of Awbridge Parish Council Planning Committee held online on Thursday, 19<sup>th</sup> November 2020 at 7.30pm

**Present:** Cllrs Jackson (Chair) (**GJ**), Seymour (**KS**) (Vice Chair), Adams-King (**NAK**), Allen (**PA**), Coggon (**DC**), Legon (**PL**), Sheppard (**AS**).  
**In attendance:** Fred Tucker (**FT**), All Saints Church, Awbridge, Paul Airey (**PA**) Developer's Agent, 5 members of the public.  
**Apologies:** TVBC Cllr Gordon Bailey (**GB**)  
**Clerk:** Ian Milsom

#### Action

1.     **20/005p   Welcome, introductions and apologies for absence**  
      **GJ** welcomed everyone to the meeting. Apologies as above.
2.     **20/006p   Declarations of interest**  
      **AS** declared an interest in item 4. 20/008p 2. (As a resident of Church Lane).
3.     **20/007p   Minutes**  
      It was proposed that the minutes of the Planning Committee meeting held on 25<sup>th</sup> July 2019 be accepted as an accurate record of the business conducted. **RESOLVED.**
4.     **20/008p   To consider planning applications notified to Council**
  1.   **20/01448/FULLS**  
      Land West of All Saints Church, Church Lane, Awbridge.  
      Proposal of three houses with detached garages and package treatment plant; provide a car park and graveyard extension for All Saints Church.  
  
      **GJ** referred to the briefing update emailed to Members On 18 November 2020, and thanked all those residents who submitted, by email, details of their concerns about the proposed Church Lane development. These have been read and retained by the Parish Council.  
  
      **GJ** invited **NAK** to summarise the current position. **NAK** began by acknowledging receipt of the letter from a Barrister at Landmark Chambers, London on behalf of the Church Lane Residents Group.  
  
      It was confirmed that the Church Lane development will not proceed to the Test Valley Borough Council (TVBC) Southern Area Planning Committee (SAPC) in December. This is due to fresh plans being submitted which necessitated further consultation with statutory

stakeholders. The fresh plans involve moving the houses further back on the site and having only one access from Church Lane.

Depending on how quickly consultees respond will dictate whether the Church Lane Development is considered at the TVBC SAPC on Tuesday 12 January 2021, or Tuesday 2 February 2021.

The concerns of Church Lane residents are well documented in individual email submissions to the Parish Council, and as set out in the letter received from Landmark Chambers, London.

The Parish Council now needs to address two questions, whether to reach a decision now regarding support for the development, or to further delay the decision to enable a meeting to take place between Church Lane residents, the applicant, and the Developer. If the decision is to delay a decision further, the Parish Council will be tied to a timeline of a decision by 29 December 2020 for the January 2021 TVBC SAPC meeting and 19 January 2021 for the TVBC SAPC February 2021 meeting.

**NAK** informed the meeting of his recent discussions with the TVBC Head of Planning and the Planning Officer assigned to the Church Lane application, at which time it was confirmed to him that the requirements of Policy Com 9 of the TVBC Local Plan 2011 – 2029, including the role of the Parish Council, had been met.

**NAK** confirmed his personal view that the Parish Council should further delay its decision on the Church Lane application to enable residents to meet with the applicant and the developer. In view of the TVBC SAPC timelines detailed above, and the Parish Council's responsibility to other members of the community, such a meeting should take place within the next two weeks.

Residents present were asked what they wanted to discuss at a future meeting that would not have been covered in the proposed, and subsequently cancelled, meeting with Place Studio.

A resident explained that the approach proposed by Place Studio was to focus on the detail of the application rather than the principle of the scheme. Furthermore, the developer's agent took the view that any options for mitigation should not be discussed until planning permission has been granted. Due to these restrictions,

residents concluded that Place Studio could not meet their brief.

There was a discussion about the format of the meeting (Face-to-face or online), and who would facilitate and produce the agenda. It was agreed that the meeting would have be online due to the COVID-19 restrictions, and that **PL** will follow up contact with potential facilitators.

**PL**

Following further discussion, when differing views were expressed by Members of the Parish Council, it was proposed that Council delay its decision on the Church Lane application until its meeting on 14 January 2021.  
**RESOLVED.**

**2. 20/02577/FULLS**

Land Adjacent Dunbridge Lane, Awbridge.  
Erection of agricultural building for storage and tack room.

Following discussion it was proposed that Council's response to this application be:

"Awbridge Parish Council raises no objection to this application, with the added comment:

The Parish Council would like to see the removal of any permitted development rights from the agricultural building to prevent any change of use to a residential dwelling". **RESOLVED.**

- 5. - Closure of meeting**  
The meeting closed at 8.40pm.