

BENSON PARISH COUNCIL

Parish Hall, Sunnyside, Benson, Wallingford. OX10 6LZ
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Benson Parish Council Planning Committee meeting held on Thursday 12th February 2015 at 7PM in the Committee Room

Minutes

Present: Cllr J Fowler (Chair) Cllr R Jordan
Cllr E Leppard Cllr D Olley
Cllr P Peers Cllr D Rushton
Cllr T Stevenson

Proper Officer: P Eldridge

OCC Cllr M Gray and SODC Cllr F Bloomfield

There were 5 members of the public present.

The minutes of the planning meeting held on Thursday 8th January 2015 will be approved at the council meeting to be held on Thursday 26th February 2015.

1. **Apologies:** Cllr G Craig.
2. **Declarations of Interest** – Cllr D Rushton declared an interest in item 4.a. as it concerns a neighbouring site.
3. **Public Session.** To allow members of the public to ask questions and address the Chairman. Three residents addressed the chairman making the following points:
 - a. The recent amendment to the plan is worse than the original plan it amends.
 - b. The lack of consultation with Benson parishioners.
 - c. That Benson Parish Council should object to the amendment citing the Wheatcroft case to the appeal inspector requesting that the amended application should be rejected.
 - d. That the lack of a proper consultation by SODC is inexcusable.
4. **To consider the following applications:**

BPC35/14/P14/S0673/FUL. Appeal for the Development of Land to the North of Littleworth Road.

To discuss the recent amendment to the application which the developer has asked the appeal inspector to consider and prepare a response to be submitted to the appeal on the 13th February 2015.

Cllr J Fowler started the discussion by saying that the Benson Parish Council needed to provide a response which would need to be submitted by email immediately after the meeting to comply with the deadline for responses. He continued by noting that the lack of a proper consultation was appalling. Cllr P Peers said that the response should include the reference to the Wheatcroft ruling. Cllr Peers continued that any response should include a reference to the inadequate consultation. SODC Cllr F Bloomfield commented that he had concerns on the shape of the site, that the road network was not up to supporting the development and that SODC would support the Benson Parish Council objections to the application. He continued that SODC will not support any development in Benson outside of

the current built up envelope until sites have been identified and allocated in the local plan. Cllr Bloomfield concluded his comments by noting that SODC had been working with the developer as SODC needs to be in a position to negotiate with them if the appeal inspector approves the appeal. Cllr Fowler concluded the discussion by asking if the Parish Council should hold a village meeting to continue to raise awareness of the amendment to the application and the appeal. Councillors agreed that a village meeting should go ahead. Members of the planning committee agreed to submit the following response:

Dear Sir / Madam,

I am writing to object to the South Oxfordshire District Council (SODC) planning application P14/S0673/FUL on the following grounds:

- a) The lack of consultation in respect of the substantial amendments which have been made to the original application. I do not believe SODC has fulfilled its 'duty to co-operate'. The amendments being proposed are substantial but the Parish Council have not been consulted on these material amendments. SODC have relied upon the developer (WestWaddy) to inform residents of the proposed amendments which they have done via a rather sporadic leaflet drop to some residents in Benson. However, many residents that the Parish Council would consider to be affected have not been contacted and the Parish Council considers the consultation has been inadequate.
We believe the Wheatcroft principle is a precedent and that the revisions proposed are substantial.
- b) The Local Plan has not allocated sites to date and the proposed development is outside the current built up envelope of the village. The proposal is detrimental to the village and the conservation area adjacent to the site.
- c) The Parish Council has serious misgivings about the proposed road network which is not sustainable and will adversely impact the village infrastructure.

I respectfully request that the amended application is rejected.

Regards

Jon Fowler
Chairman - Benson Parish Council

5. **Any other matters arising for Council or the next meeting.** No other matters were brought to the meeting.



P Eldridge
Parish Clerk
16th February 2015