



**Minutes of the extraordinary meeting  
held on Monday 4<sup>th</sup> September at 19:30  
at King George's Hall, West Dean.**

**COUNCIL MEMBERS**

	<b>In Attendance</b>	<b>Apologies</b>	<b>Absent</b>
<b>Councillor Higgins</b>	✓		
<b>Councillor Taylor</b>		✓	
<b>Councillor Biddulph</b>	✓		
<b>Councillor Camilleri</b>	✓		
<b>Councillor Moseley</b>		✓	
<b>Councillor Seabrooke</b>	✓		
<b>Councillor Urquhart</b>	✓		

Also, in attendance:

Amanda Owen – Clerk & 25 members of the public.

<b>59/23</b>	<p><b>To receive Chair's opening remarks.</b> Councillor Higgins welcomed everyone to the meeting, and expressed special thanks to the West Tytherley councillors for attending and a special welcome to the Clerk.</p>
<b>60/23</b>	<p><b>To receive and accept apologies for absence.</b> Apologies were received and noted from Councillor Taylor, Councillor Moseley &amp; Wiltshire Councillor Britton.</p>
<b>61/23</b>	<p><b>To receive declarations of disclosable pecuniary interests relating to items on this agenda.</b> No disclosable pecuniary interests were received.</p>
<b>62/23</b>	<p><b>Public Forum.</b> Councillor Higgins advised that Councillor Camilleri would lead the session with a presentation and that residents would be invited to talk after the presentation.</p> <p>Councillor Camilleri delivered his presentation which can be found at <b>APPENDIX A</b>.</p> <p>Following the presentation, Councillor Higgins reminded those in attendance that all of the plans and relating documents for Glebe Farm can be found on the Test Valley Borough Council website.</p> <p>Councillor Higgins welcomed those in attendance to address the meeting.</p> <p>Resident 1 – In principle, agrees and supports. All small villages need constant development to upgrade to renew. Question. Is the access road going to be adopted? Question. Housing for local people, how do you define local? What is local? Village, Parish, Wiltshire, Hampshire?</p> <p>Resident 2 - Question – When Test Valley Borough Council gift land to West Tytherley, how will that land be protected from further developed (local green space?) Question. What is the 'local' criteria for housing. First come, first served?</p>



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Resident 3 – In support of the Glebe Farm proposal, feels it is important to keep young people in villages. Speaking for her age demographic she would not like to see young people forced to leave the village due to lack of housing.

Resident 4 – Understands it is harder than ever for the younger generation to buy a property and obtain a mortgage. The smaller development appeals and thinks it is inevitable that the land will be built on. Feels it would be fair for the younger residents of West Dean to be allowed to live here and contribute to society.

Resident 5 – Agreed with comments of previous speakers.  
However, the main point to make, is that it is imperative that the planning is made from evidence-based facts. It was noted that the previous public meeting was negative as the presented plan did not agree with Neighbourhood Development Plan (NDP). Negative feedback to the four houses as they increase village size by 10% and population by up to 18%.  
Affordable housing is key but it is important to get it right. Is the mix of affordable housing right, are they rental, or to purchase?  
The NDP supports self-build plots, but significant capital would be required to buy and build on plots, so they cannot be considered 'affordable'.  
Questions as to whether the smaller houses for young people are required. This assumption is based on perception – not evidence. What is the requirement for the village?  
The consultation in April 2023 produced– 19 responses, hardly wide forum, and resulted in a more or less 50/50% split.  
A development needs to be community led on an evidence basis. Recognised the site will be developed regardless. Parish Council well intentioned in trying to enact the NDP.

Resident 6 – In principle, same view as some previous speakers. Villages have to have some development and approval is a given one way or another. Pricing information and market basis for affordable housing is required. It seems apparent that more people would be interested in affordable housing, more people than the proposed housing. Developers need to ensure that the homes are not out of reach for residents.

Resident 7 (written comment) - Strong objection to the plan. Agree that 4 large properties should be built on the brown field site under restrictions set under planning for previous large property. Object strongly to small houses and self-build plots. No evidence to support it is required. Curtilage is incorrect, track from rectory hill is poor quality, further housing will cause it to worsen due to further traffic. New footpaths not required as already walking access.

Resident 8 (written comment) - Good points to planning proposals – building materials, ecological and tree landscape. Landscape mitigation proposals. Good to see they are planning to install bat boxes, how about bat access directly in to building? Suggestion of bird boxes, also good.  
Install swift bricks in to new buildings which the Government is currently discussing as standard.  
Question – What is the size of the area of woodland being handed to West Tytherley Parish Council?  
Question - The blue pool or old chalk pit – is that where they intend to direct rain water? Is it a pool for wildlife or drainage? Who will conduct access, and how will it be maintained?  
Question - Wild flower meadow, good idea, who maintains?  
Question - Sewage package plants, noted for all houses but not shown on map. How intrusive will it be, who maintains it?

9. Hampshire Swifts (written comment). Suggesting that properties could be built with swift bricks for the nesting birds.



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	<p>10. Stuart McDonald Test Valley Borough Council, Borough Councillor for Mid Test, addressed the meeting. He advised that if residents have comments on this application, either agree or disagree, they should make a direct representation to Test Valley Borough Council, that way voices will be heard. If there is anything he can do to help, you can find details on line and he will assist in any way he can.</p> <p>Question from resident to Councillor McDonald – Is he on Southern Area Planning Committee? He isn't a member but can attend and speak on residents' behalf. All details can be found on TVBC website.</p> <p>Resident 11 – Question - What safeguards are there that no further development will be allowed on the site?</p> <p>Councillor Higgins thanked those for attending for their points and questions.</p>
63/23	<p><b>Consideration of planning application: 23/02082/FULLS Glebe Farm - Construction of ten dwellings with associated parking, access, landscaping works and installation of package treatment plant. Glebe Farm. Rectory Hill, West Dean, Salisbury Wiltshire SP5 1JL.</b></p> <p>The Clerk summarised written correspondence from residents to the Councillors.</p> <p>Councillor Higgins reminded members on the material and non-material considerations applicable to the plans in front of Councillors.</p> <p>Councillor Seabrooke addressed the meeting with regards to:</p> <ul style="list-style-type: none"><li>- How will the planning will be achieved.</li><li>- How will green space remain as green space.</li><li>- S106 – decided under planning legislation 'Section 106' is binding in law, the planning authority goes through a complex procedure with developer to make the Section 106 agreement.</li></ul> <p>Councillor Camilleri addressed the meeting and advised the following: The land is being transferred to the Local Council so it will be owned and controlled by TVBC.</p> <p>Councillor Higgins advised that she understands that S106 will highlight the affordable housing considerations. Test Valley Borough Council has a document that defines 'Affordable Housing'. The idea of discount market sales, on the open market, but under market price (discount of 20 to 30%). Purchased property owned outright. When the homeowner comes to sell, discount will be passed to next owner. This is one option, but it is not yet decided – S106 agreement pending.</p> <p>Councillor Camilleri reiterated that feedback is pending with regards to how the properties will be marketed under the S106. He further confirmed that the housing is not housing association or shared ownership.</p> <p>Councillor Camilleri discussed that the catchment for the affordable homes will be issued locally first, then extended. He advised it seems apparent that the affordable housing could be over subscribed. Test Valley Borough Council has the power to determine who can purchase the properties.</p> <p>Councillor Seabrooke stated that Test Valley Borough Council hold the majority of the planning power, not the developer. He agrees that first priority should be offered to West Dean residents. The S106 will be agreed with planning consent.</p>



	<p>Councillor Camilleri addressed comments with regards to developer wanting to make money out of the smaller houses. The developer has expressed that this is not their intent.</p> <p>Councillor Higgins reminded the meeting that West Dean helped produce the Neighbourhood Development Plan to a standard that would benefit West Dean. The planning proposals have taken in to consideration survey and data from NDP, showing a requirement for 2 and 3 bedroom homes and a request for self-build plots. She confirmed that the affordable houses and self-builds are in accordance with the NDP and that there was a 94% majority in favour of the NDP at the referendum in 2022.</p> <p>Councillor Biddulph addressed the meeting and advised that the protection of land included under S106 is important. Councillor Seabrooke responded advising that the land will be protected from future development as the developer will no longer have an interest and that the S106 agreement will bind any further owner of the land.</p> <p>As discussion came to an end, it was proposed by Councillor Higgins that West Dean Parish Council vote on this application.</p> <p>This motion was passed on a vote of 4 <b>NO OBJECTIONS</b> and 1 <b>OBJECTION</b>.</p> <p>Councillor Higgins thanked everyone for attending and reminded attendees to submit their comments on the Test Valley Borough Council website.</p>
<b>64/23</b>	<p><b>To note the date of the next meeting as Monday 18<sup>th</sup> September 2023.</b></p> <p>The date of the next meeting was noted as Monday 18<sup>th</sup> September 2023 at 7pm in King George's Hall.</p>

There being no further business, the meeting closed at 20:48.



# Glebe Farm Development

Planning Permission

Cllr. John Camilleri

Planning Lead



## The menu this evening

### Starters

History  
What we've been doing

### Main Course

The proposes plan  
Terms and Conditions  
Public questions/answer session (30 minutes)

### Dessert

West Dean PC EGM  
West Tytherley EGM

### Digestif

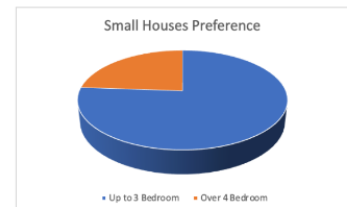
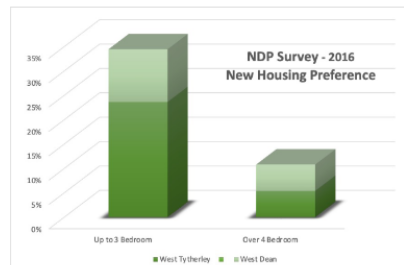
Submission to TVBC 8<sup>th</sup> September 2023

## The story so far....



## West Dean & West Tytherley

- Joint Neighbourhood Development Plan
- Combined Planning Group
- Possibilities
  - a) Grounds to object
  - b) Opportunities to develop



- Data used to guide policy
  - 1) **NDP Survey (democratic - 2022)**
  - 2) *Information leaflet 2023*  
(confirmation only, after outline plans produced)

**5.5.5 Development Sites**

Neither of the rural villages has been identified for strategic housing development<sup>45</sup>. A development at Church Farm West Tytherley within the conservation area and consisting of thirteen houses, four of which are classified as 'affordable', was approved in 2016<sup>46</sup>. Building has not yet commenced (2021) while a dispute over the status of an existing footpath within the plot remains unresolved.

Until recently (2021), in the vicinity of West Dean, albeit in the Parish of West Tytherley, there were two examples of possible sites that might have been supported by the community if all the criteria herein had been met; one at Glebe Farm and the other at Dean Hill Park.

The Glebe Farm site has been granted approval (2021) for the construction of a single, large, property despite objection from both Parish councils and without the support of the community. This has removed a valuable site from further consideration. Dean Hill Park remains as a possibility.

Any Self-Build proposal, which is in principle encouraged, must meet the requirements of The Self-Build and Custom Housebuilding Act 2015 and Housing and Planning Act 2016.

**Narrative from NDP**







# WEST DEAN Parish Council



## DEVELOP



### First Design

- 4 x large houses
- No Plans for remaining land



### Response (public meetings)

- 4 x large houses
- 4 x small houses
- 2 x self build plots
- Plan for 19 houses - withdrawn



### Post Discussions

- 4 x large houses
- 4 x small houses
- 2 x self build plots
- Landscaped screen
- Green space to WTPC
- Nature area to WTPC
- New footpaths

## OBJECT



NPPF – National Planning Policy Framework

LP – Local Plan

NDP – Neighbourhood Development Plan

### NPPF, LP, NDP

- Existing Planning
- Permitted development
- Change of use (class B2, MB, C3, Q)
- Greenfield/Brownfield
- NDP Policies (now MADE)

### Working Group

- Subject matter experts (outside parish council)
- NDP contributors
- Consultation with TVBC planning

### Conclusions

- No material grounds identified for objection
- Legal challenge to NPPF/ LP may be possible but needed a sponsor (£,000s)

## Glebe Farm Development





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## Before and after....



Terrace Plot's 1-3



**Feature Chimneys**

Consistent with architectural detailing of



**Clay Tiles**

Tiles reflecting the local vernacular.



**Red Brick**

Brickwork - High quality red brick to walls.



**White UPVC Casement**

High quality windows of traditional design



**Buttress**

Buttress detail to reflect local vernacular.



**Wall Ties**

Traditional wall tie details used.



**Porch Canopy**

Traditional porch detail appropriate to



**Dormers**

Hipped dormers with file detail lines.





# WEST DEAN

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Plot 4



**Feature Chimneys**

Consistent with architectural detailing of surrounding context.



**Clay Tiles**

Tiles reflecting the local vernacular. Complimented by exposed painted timber rafter feet.



**Timber Cladding**

Dark grey/black timber cladding to emulate the agricultural outbuildings around the village.



**Red Brick**

Brickwork - High quality red brick to walls, plinths, banding, arches and chimneys.



**Porch Canopy**

Traditional porch detail appropriate to the local context.



**White UPVC Casement**

High quality windows of traditional design with high thermal performance. With feature stone cills.



**Dormers**

Hipped dormers with tile detail lines.



PLOT 7



PLOT 8



PLOT 9



PLOT 10



**Flint**

Traditional flint wall reflecting local material usage.



**Stone Detailing**

Traditional stone Quoin detailing.



**Red Brick**

Brickwork - High quality red brick to walls, plinths, banding, arches and chimneys.



**White UPVC Casement**

High quality windows of traditional design with high thermal performance.



**Headers & Cills**

Traditional stone headers and cills.



**Dormers**

Hipped dormers with tile detail lines.



**Clay Tiles**

Tiles reflecting the local vernacular. Complimented by exposed painted timber rafter feet.



**Feature Chimneys**

Consistent with architectural detailing of surrounding context.



**Tiled Canopy**

Porch detail appropriate to the local context. Choice of tile to reflect the local vernacular coupled with timber posts to create traditional style.



**Timber Cladding**

Dark grey/black timber cladding to emulate the agricultural outbuildings around the village.



**Buttress**

Buttress detail to reflect local vernacular.

# Terms of planning

- **Green Spaces**
  - Transferred to WTPC
- **Nature Spaces**
  - Transferred to WTPC
  - Exploring Bentley Wood Trust
- **Footpaths**
  - Transferred to WTPC and WDPC
- **Service charges**
  - Contribution to maintenance from home owners
  - Service management company TBA

- **Allocation of small houses**
  - Local first
  - Administered by TVBC housing
- **Allocation of self builds**
  - Open Market
  - WDPC will facilitate early engagement with developers
- **Large Houses**
  - Open Market
  - WDPC will facilitate early engagement with developer

## Public Forum



TEST VALLEY BOROUGH COUNCIL PLANNING AND BUILDING SERVICE	
The table below provides some common planning considerations which the Council can and cannot take into account in the determination of a planning application.	
MATERIAL PLANNING CONSIDERATIONS Normally taken into account in the determination of applications	NON-MATERIAL PLANNING CONSIDERATIONS Not normally considered in the determination of applications
<ul style="list-style-type: none"> <li>• Test Valley Borough Revised Local Plan 2016</li> <li>• Supplementary Planning Documents (SPD)</li> <li>• Government Planning Policies/Guidance including; <ul style="list-style-type: none"> <li>- National Planning Policy Framework</li> </ul> </li> <li>• Previous Planning decisions (including existing uses)</li> <li>• Amenity considerations <ul style="list-style-type: none"> <li>- Overlooking</li> <li>- Over-development</li> <li>- Character of area</li> <li>- Scale and bulk resulting in loss of light</li> <li>- Trees</li> <li>- Noise</li> <li>- Smell</li> </ul> </li> <li>• Traffic generation, parking and safety</li> <li>• Design</li> <li>• Materials</li> <li>• Crime and community safety</li> <li>• Need (eg. Agricultural Workers Dwelling)</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of property value</li> <li>• Land ownership and boundary disputes</li> <li>• Competition <ul style="list-style-type: none"> <li>- takeaways</li> <li>- name of business (eg. different supermarket chains)</li> </ul> </li> <li>• A loss of a private view</li> <li>• Legal rights/consents <ul style="list-style-type: none"> <li>- deeds, covenants, private rights of way, licences (eg. Entertainment)</li> </ul> </li> <li>• Internal layout</li> <li>• Provision of services</li> <li>• Matters controlled under other legislation</li> </ul>