

LUDGERSHALL TOWN COUNCIL



Minutes of; PLANNING COMMITTEE

Held on Wednesday 26th March 2013 in the Council Chambers at 7- 00pm.

1. **Present:** Cllr's Cordery, Pickernell, White, with Cllr Crane in the chair. There were also two representatives of the architects and two members of the public in attendance
2. **Apologies for absence:** no apologies received
3. **Declaration of Interest:** there were no declarations made
4. **Planning Applications:**
5. **E/2013/0234/OUT; Residential development (Class 3) of up to 109 dwellings with an extension to Empress Way, car parking, public open space and associated landscaping.**
 - a) Cllr Crane opened the meeting by welcoming the committee; representatives from the architects and members of the public to the meeting.
 - b) During the discussion Cllr Crane explained that due to the magnitude of the application the plans had been made available to all members of the Town Council for them to peruse and make comment. He added that this is a procedure recently adopted by the LTC to ensure larger development applications are seen by as many councilors as possible.
 - c) Cllr Crane then invited the representatives of the architects to present their case for the application, after which he opened the discussion to the floor and members of the public for comment.
 - d) The meeting was conducted on an informal basis to encourage debate and a question and answer time was allowed so that everyone could make comment and ask questions. Debate was lively but was kept to the subject matter.
 - e) During the debate it was made clear to the architects that transport is an important issue with regards to new developments in the town. A number of suggestions were made and all were duly noted by the architects.
 - f) The meeting was called to order and Cllr Crane requested the members of the planning committee to decide the application.
 - g) The majority vote was to request a number of conditions are attached to the application, see comments below.
 - h) It was agreed there was not an issue with the development, and the buildings, it was transport and social housing allocation that were concerns.
 - i) Cllr Crane explained that due to a recent directive received by the Clerk and passed to the Planning Committee, any planning application which LTC Planning Committee wished to suggest conditions had to be recorded as an objection otherwise comments would be disregarded by WCC Planning Department.
6. Decision of LTC Planning Committee is; to object with the following comments; the application should include the following traffic provisions;
 - Traffic Calming along Empress Way,
 - A controlled pedestrian crossing, Stop or Give Way signs at junctions,
 - Controlled parking towards the traffic lights at the bridge.
7. Also commented on;
 - Affordable Housing as shown on the application is below the national agreed requirement of 40%,
 - The development is not included in the Strategic Plan for the area.

8. There was a debate about the recent directive/guidance regarding addition of comments when reviewing an application, the Clerk is requested to seek further advice/confirmation in writing from WCC to ensure correct compliance with the recent planning directive.
9. Addendum to paragraph 5i; subsequent to a telecon with Mr. Fowler of Fowler Architects, representing the developer, and after consultation with the LTC Planning Committee it is agreed to amend the committee decision to; Support subject to conditions. Conditions as detailed above.

There being no further business the meeting was closed by the Chairman at 19:45

Signed

Date