

MEMBER REFERRAL TO COMMITTEE

(Completed form to be sent to Case Officer and Corporate Manager – Growth & Sustainable Planning)

Planning application reference	DC/20/00585
Parish	Thurston
Member making request	Cllr Wendy Turner
Please describe the significant policy, consistency or material considerations which make a decision on the application of more than local significance	The proposed development is outside the BUAB and beyond the settlement boundary as defined in the Thurston NDP “New development in Thurston Parish shall be focused within the settlement boundary of Thurston village as defined on the policies maps”. The NDP has been legally adopted and must be given due weight.
Please detail the clear and substantial planning reasons for requesting a referral	<p>There is significant development focused within the settlement boundary of Thurston therefore there is no need for an exception to be made for additional housing outside the BUAB.</p> <p>The housing proposed is not close to community services, eg, a school, pub, village hall, shop or Post Office. There is therefore no need in this case to make an exception to the BUAB and the Thurston NDP.</p> <p>The NPPF section 9 (Promoting sustainable transport) point 103 states, “development should be focused on locations which are or can be made sustainable through limiting the need to travel”.</p>
Please detail the wider District and public interest in the application	The need for affordable housing will be met within the BUAB and settlement boundary. The wider district need to be reassured that Adopted NDPs are taken seriously and given due weight in planning considerations. At the recent meeting the PC unanimously rejected this proposal, on the grounds that it contravenes the Thurston NDP.
If the application is not in your Ward please describe the very significant impacts upon your Ward which might arise from the development	

<p>Please confirm what steps you have taken to discuss a referral to committee with the case officer</p>	<p>I spoke to the case officer about 6 weeks ago who assured me that the plan would be rejected as it doesn't fit with the Thurston NDP and other valid reasons. Since then I've had another conversation with the PO who has taken advice from her line manager and it now looks like there will be a compromise offered to the owner as he has had previous applications approved (one actually DC/18/04714) although it looks like he has had 3 applications refused including a lost appeal (DC/18/00143, DC/18/02262 and lost appeal for AP/18/00250).</p> <p>Most importantly the site is in direct opposition to the Thurston NDP – of which there is an outstanding JR for the failure to take account of the Thurston NP. Following the recent PC meeting I attended 29th April (Zoom) the PC were consistent in rejecting this amended proposal. I support them in their view that the NDP has to be complied with.</p>
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