

PLANNING DEVELOPMENT CONTROL COMMITTEE

8 September 2005

Attendance:

Councillors:

Busher (Chairman) (P)

Baxter
Bennetts (P)
Beveridge (P)
Chapman
Davies (P)
Evans (P)
Jeffs (P)

Johnston (P)
Mitchell (P)
Pearce (P)
Pearson (P)
Read (P)
Saunders (P)
Sutton (P)

Deputy Members:

Councillor Lipscomb (Standing Deputy for Councillor Chapman)

Others in attendance who addressed the meeting:

Councillor Coates

269. **APOLOGIES**

Apologies were received from Councillors Baxter and Chapman.

270. **DEVELOPMENT CONTROL APPLICATIONS**

(Report PDC583 refers)

The Schedule of Development Control Decisions arising from the consideration of the above report is circulated separately and forms an appendix to the minutes.

Councillor Davies declared a personal (but not prejudicial) interest in respect of item 1 as he was a member of the Council of the City of Winchester Trust, which had commented on this application, and he spoke and voted thereon.

Councillor Pearson declared a personal (but not prejudicial) interest in respect of item 12 as he was a member of the Meon Valley Leisure Club, the applicant, and he did not speak nor vote thereon.

In the public participation part of the meeting, the following items were discussed:

In respect of item 2 – West House, South Hill, Droxford, Mr Moody, agent, and Mr Matthissen, spoke in support of the application. At the invitation of the Chairman, Councillor Coates, a Ward Member, stated that he endorsed the comments of the public speakers in support of the application. Following debate, the Committee approved the application as set out.

In respect of item 3, The Fosse, Clewers Lane, Waltham Chase, Mr Main, agent, spoke in support of the application. Following debate, the Committee supported the application as set out.

In respect of item 4 – 1 Brockhurst Cottages, Gordon Road, Curdrige, Mr Taylor and Mrs Gale spoke in objection to the application and Mr Littlerook spoke in support of the application. The Director of Development stated that a further letter of representation from a neighbour objecting to the application had been received, and the reasons for the objection were outlined to the Committee. The Chairman added that she had received representation from Councillor Knasel, a Ward Member, also raising objection to the application and stating that if the Committee were minded to approve the application then the obscure glazed Velux window to the shower room should be fixed so that it could not be opened to allow overlooking. Following consideration of the points raised by the objectors, including those of potential overlooking, the Committee agreed the application as set out, including that the Velux window should allow opening and closing.

In respect of item 6 – Elms House, Finches Lane, Twyford, Mr Demerode, spoke in objection to the application and Mr Wessely, applicant, and Mr A Partridge, agent, spoke in support of the application. Following debate, the Committee agreed to approve the application as set out subject to the inclusion of an additional condition that the permission for the use of the office be tied to the use of Elms House.

In respect of item 10 – Twyford Stores, High Street, Twyford, Mrs Cloke-Browne and Mrs J Gibbs spoke in objection to the application. Following debate, it was the view of the Committee that the objection raised on the grounds of potential noise disturbance to neighbours by the Council's Environmental Protection Officer could not be substantiated and could possibly be lost on appeal. Therefore the Committee agreed to approve the application, delegating authority to the Director of Development in consultation with the Chairman to agree suitable conditions.

In respect of item 11 – Oakwood Park Recreation Ground, Oakwood Avenue, Otterbourne, Mr Warne, Chairman of Otterbourne Parish Council, spoke in support of the application. The Director of Development reported that one further letter of objection had been received, reiterating points made by other objectors as set out in the report. In approving the application as set out, the Director of Development confirmed that the provision of suitable fencing to protect the site of importance for nature conservation would be considered by the local planning authority. The Chairman commented that the concerns of the objectors that the provision of leisure facilities for young people would encourage alcohol drinking, smoking, drug taking and paedophiles was a suitable subject for consideration by the Council's Social Issues Scrutiny Panel to ascertain if there was evidence to support such claims.

In respect of item 12 – Meon Valley Golf and Country Club, Sandy Lane, Shedfield, Mr House and Mrs Daniel spoke in objection to the application and Mr Brooker and Mr Phillimore spoke in support of the application. The Director of Development stated that further representation in objection to the application had been received, referring to the loss of good agricultural land and traffic generation. The Chairman referred to recent correspondence from Councillor Goodall, a Ward Member, who had raised concerns about the effect of the proposals on the water table and the site of importance for nature conservation due to the need to extract water to water the greens and also the assessment of need of the proposals in relation to the local economy and local community. He also raised issues regarding the effect of the proposals on wildlife. Following debate, the Committee agreed to defer consideration of the item to a future meeting in order that further information could be obtained on

the effect of the proposals upon the water table, the provision of car parking and boundary treatment, particularly with regards to fencing to the adjoining boy scouts and guide camps.

In respect of item 14 - land opposite entrance to The Towers, Station Road, Soberton, Mr Raisbeck spoke in objection to the application and Mr Tutton, agent, spoke in support. At the invitation of the Chairman, Councillor Coates, a Ward Member, spoke on this item. In summary, he stated that the Parish Council were opposed to the application as it represented development in the countryside and raised traffic and safety concerns. The development was some distance from the bridleway and the existing farm building at Manor Farm, which was in the applicant's ownership, should be considered initially by the applicant before this green field site was developed for stables. He asked the Committee that if they were minded to approve the application then a condition should be included that its use be linked to Manor Farm and that there should be no horse jumping on site. He also referred to the strength of objection from the East Hampshire Area of Outstanding Natural Beauty Officer. Following debate, the Committee agreed that the application be deferred for consideration at a future meeting in order that negotiation could take place with the applicant to ascertain whether the stables could be located elsewhere on the applicant's land.

In respect of item 15, The Bugle Inn, Park Lane, Twyford, Dr Goddard spoke in objection to the application and Mr Davis, agent, spoke in support. Following debate, the Committee approved the application as set out; subject to additional conditions relating to drainage (DP.10) and also that the officers reconsider the position of the disabled car parking bay in relation to the disabled ramp for access to The Bugle Inn public house.

RESOLVED:

1. That the decisions taken on the Development Control Applications, as set out in the schedule which forms an appendix to the minutes, be agreed.
2. That authority be delegated to the Director of Development in consultation with the Chairman to agreed appropriate conditions for the approval of the application at item 10, Twyford Stores, Twyford.
3. That item 12, Meon Valley Golf and Country Club, Sandy Lane, Shedfield, be deferred for further information on car parking, effect on the water table and arrangements for fencing.
4. That item 14, land opposite entrance to The Towers, Station Road, Soberton, be deferred for negotiation with the applicant as to whether the stable block could be located elsewhere on the applicant's land.

The meeting commenced at 2.00 pm and concluded at 6.40 pm.

Chairman