

**WINCHESTER DISTRICT LOCAL PLAN COMMITTEE**

**27 October 2005**

Attendance:

Councillors:

Bidgood (Chairman) (P)

Bennetts (P)

Davies (P)

Hammerton (P)

Hutton (P)

Jeffs (P)

Pearce (P)

Pearson (P)

Read (P)

Saunders

Sutton (P)

Others in attendance who Spoke:

Councillors Beveridge (Portfolio Holder for Planning)

Councillor Busher (Chairman of Planning Development Control Committee)

Officers in attendance:

Mr S Opacic (Head of Strategic Planning)

Mrs M Kirby (Principal Planner)

Mr H Bone (Assistant City Secretary (Legal))

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467a. **APOLOGIES**

Apologies were received from Councillor Saunders.

467b. **PUBLIC PARTICIPATION**

Mr Hayter (a representative of the Bishops Waltham Society) made a number of detailed comments on the Inspectors' Report - Local Plan Chapters 7-14, as outlined below.

467c. **MINUTES**

Mr Opacic provided an update on the proposed appointment of consultants to work on Policy H3 and the 'Local Reserve Sites' trigger mechanism, discussed at the previous Committee meeting. He advised that consultants had been provisionally appointed, subject to Cabinet agreement of funding at its meeting on 16 November 2005. Meetings with stakeholders had been arranged for 16 November 2005 at 7.30pm (for parish councils and amenity groups) and 17 November 2005 at 2.00pm (for developers) although both meetings would be open to anyone to attend. Following these meetings (which would gather views from interested parties), a further follow up meeting would be held on 28 November 2005 at 2.00pm.

## RESOLVED:

That the minutes of the previous meeting held 17 October 2005 be approved and adopted.

467d. **WDLPR INSPECTORS' REPORT – LOCAL PLAN CHAPTERS 7-14**

(Report WDLP50 refers)

Councillor Bennetts declared a personal, but not prejudicial, interest, as his wife was a teacher at Peter Symond's College until recently. Councillor Davies also declared a personal, but not prejudicial, interest, as he was a prospective Governor for The Lanterns Centre which adjoined Bereweek Way. Both Councillors remained in the meeting, spoke and voted.

The Committee considered in detail Report WDLP50 which set out the Inspectors' recommendations on Chapters 7 – 14 of the Local Plan and the consequent Proposed Modifications on these Chapters.

During consideration of Chapter 7, there was discussion about whether the paragraphs relating to Ministry of Defence sites should be deleted, as such sites would no longer be exempt from the need to obtain planning permission. However, it was agreed that the proposed shortened explanatory text in these paragraphs did accord with the Inspectors' recommendations.

Following debate, the Committee agreed to the following amendments to Chapter 7 of the Schedule of Proposed Modifications:

- MOD 7.2 Paragraph 7.13, replace word "or" with a comma after the word "industries".
- MOD 7.4 Paragraph 7.14, delete first bracket.
- MOD 7.5 Paragraph 7.21, change word "Proposal" to "Policy". (NB it was noted that this was a change that would be made throughout the Plan).
- MOD 7.13 Paragraph 7.39, show the last sentence of Local Plan paragraph 7.39 as a deletion in the Proposed Modifications.
- MOD 7.15 Paragraph 7.46 should be updated to reflect the current use of HMS Dryad (now Southwick Park).

With regard to Chapter 8, Mr Opacic advised that the review of the extent of the primary shopping area in Wickham Square would be presented for consideration at the next Committee meeting on 15 November 2005.

At the invitation of the Chairman, Mr Hayter queried whether possible changes to Policy H3 might result in the reference to "Villages" in MOD 8.3 being incorrect. Mr Opacic noted this point, but highlighted that once the outcome of the consultation on the replacement Policy H.3 was known, it might result in a number of changes throughout the document.

The Committee discussed whether references to the 'Broadway/Friarsgate' development should be changed to the 'Silver Hill' development to reflect its current name. However, a number of Members believed that this might cause unnecessary confusion and referencing difficulties throughout the Plan, as historically the area had been referred to as 'Broadway/Friarsgate'. It was agreed that officers report back to the next meeting on the best way forward.

With regard to Chapter 9, MOD 9.5 (Policy RD09.05), one Member suggested that the sentence should be altered to “ ... well maintained *or* contribute ....” rather than “*and*.” This would emphasise that open spaces were an important amenity even if for example, the area was not always maintained. Whilst sympathetic to this point, the Committee considered that there was not sufficient justification to alter the Inspectors’ recommendations.

Mr Hayter queried whether MOD 9.20, Paragraph 9.50, should be deleted if provision for indoor sports facilities to the Southern Parishes had now been made. In response, Mrs Kirby advised that the paragraph should remain as there was no established standard of provision for indoor facilities and further improvements to provision would still be beneficial. With reference to the final sentence of this paragraph, Councillor Busher requested that the Council should do everything in its powers to ensure that the joint use of indoor facilities, particularly educational, would be encouraged. With regard to the maps at the end of Chapter 9, it was explained that these would be reproduced in colour in the published document, which would make the proposed changes easier to interpret.

With regard to Chapter 13, Mr Opacic reported that he would submit the revised wording of MOD 13.3, Policy S.4 to the next Committee meeting for approval. The delay had been caused because of discussions being held with the landowners of Abbey Mill, Bishops Waltham prior to formulating the Policy. Following debate, it was agreed that consideration of both MOD 13.3, Policy S.4 and MOD 13.4 Policy S.5 be deferred to the next meeting of the Committee.

The following other amendments were agreed to Chapter 13 of the Schedule of Proposed Modifications:

- MOD13.7, delete part of the first paragraph of S.9, which also contains cross-references, so that the first paragraph of S.9 reads: “S.9 In order to encourage improvements to industrial, warehouse, and business premises within the Hillsons Road Industrial Estate, development and redevelopment will be permitted.”
- MOD13.24, Policy S.19, sub-paragraph (vii) should also be marked for deletion.

With regard to Chapter 14, Mr Hayter stated that a clearer definition was required about the differences between the various Design Statements and Neighbourhood Plans referred to in MOD 14.2 and in particular, their status in terms of Supplementary Planning Guidance. Following discussion, the Committee agreed that the differences between the various Plans mentioned should be clarified. Therefore, consideration of MOD 14.2 should be deferred to the next Committee meeting to allow time for officers to re-examine the wording.

In discussion of MOD 15.3, one Member expressed concern about the proposed definition of affordable housing and in particular the removal of the stipulation that the housing would be offered to *local* people. He was also concerned that there were three different definitions of affordable housing within the Plan which could cause confusion and should be more clearly explained in the Glossary. In response, Mr Opacic explained that the definition included within MOD 15.3 sought to cover affordable housing generally, whereas Policy H6 did stipulate that housing on exception sites would be offered to local people in the first instance. Following further debate, the majority of Members agreed with the definition as set out in MOD 15.3, although two Members voted against this.

RESOLVED:

1. That it be recommended to Cabinet on 14 December 2005 and Council that the content of the schedule attached at Appendix 1 to Report WDLP50, setting out Proposed Modifications to Chapters 7 – 14 of the Winchester District Local Plan Review be approved for publication and six weeks public consultation, subject to the amendments outlined above and detailed in Resolutions 2 and 3 below.

2. That authority be delegated to the Chief Executive to amend MOD 7.15 Paragraph 7 to reflect the current use of HMS Dryad.

3. That officers report back to the next meeting of the Committee on 15 November 2005 on the preferred terminology for the proposed development in the Broadway/Friarsgate area of Winchester in Chapters 8 and 11 of the Plan.

4. That consideration of MOD 13.3, Policy S.4, MOD 13.4 Policy S.5 and MOD 14.2 be deferred to the next meeting of the Committee on 15 November 2005.

The meeting commenced at 9.30am and concluded at 11.35am

Chairman