

PLANNING DEVELOPMENT CONTROL COMMITTEE

12 June 2008

Attendance:

Councillors:

Jefferies (Chairman) (P)

Barratt (P)
Baxter (P)
Busher (P)
Fall (P)
Huxstep (P)

Johnston (P)
Lipscomb (P)
Pearce (P)
Ruffell (P)
Tait (P)

Others in attendance who addressed the meeting:

Councillors: Beckett, Higgins, Howell, Love, Mitchell and Worrell.

Others in attendance who did not address the meeting:

Councillor Berry

1. **DEVELOPMENT CONTROL SCHEDULE**
(Report PDC749 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 Lipscomb declared a personal (but not prejudicial) interest in respect of Items 5 and 6 as he was acquainted with a neighbour to the application site who lived at "Ashlyn" and he spoke and voted thereon.

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

Item 3: Triangle of land, Junction of Lockhams Road and Chapel Lane, Curdridge – Case Number: 08/00166/FUL

Mr R Kemp and Mrs A West spoke against the application. Mr I Donoghue (Planning Agent) spoke against the application on behalf of Curdridge Parish Council. Mr J Heppell (Planning Agent) spoke in support.

The Head of Planning Control explained that since the Report was prepared, an error had been identified in that it referred to the consultation response from Hampshire County Council ecology, but should have referred to Natural England. Natural England's advice had been received following the bat survey and it concluded that the proposed site was not near any Site of Special Scientific Interest and they had not been made aware of any protected species on the site. There were therefore no objections to this

application. In addition, a letter had been received from Mark Oaten MP requesting a site visit to be made prior to the Committee meeting.

At the conclusion of debate, the Committee agreed that the Planning Development Control (Viewing) Sub Committee should determine the application. The factors for the Viewing Sub Committee to take into consideration were the comments by Strategic Planning that the proposals did not comply with Criteria 1, 3 or 6 of Policy H4 and to observe the size and location of the plot in relation to its surroundings and to assess highways considerations. The site visit would take place on Monday 23 June at 9:30am on site followed by a public meeting at 11am at a local venue.

Item 5: Old Orchard, Compton Street, Compton – Case Number: 07/01591/LBC

Following consideration of item 6, which considered the planning application in relation to the site (Case Number: 08/00029/FUL refers), the Committee agreed to refer determination of this item to the Planning Development Control (Viewing) Sub Committee at its meeting to take place on Monday 23 June 2008 at 3:30pm at the Guildhall, Winchester.

Item 6: Old Orchard, Compton Street, Compton – Case Number: 08/00029/FUL

Dr Ashcroft and Mr A Walmsley (Compton and Shawford Parish Council) spoke against the application. Mr S Masker and Mr C Bradshaw spoke in support. Councillor Beckett spoke as a Ward Member.

Councillor Beckett stated in summary that Councillor Bell, who was also a Ward Member, had submitted written representation in respect of this application, a copy of which was held on the application file. Councillor Beckett continued that the neighbouring property to Old Orchard (named Martin's Close) was also in the same ownership as the applicant. Within the application for Old Orchard and in the previously approved application for Martin's Close was a triangular piece of land, which had been included within both applications. Clarification was required as to which application this triangular piece of land was included within. Reference was also made to comments by the Council's Arboricultural Officer on 4 December 2007 regarding policy CE 12 and loss of fruit trees and their related habitat, which had now been withdrawn. The application did not enhance or preserve the Conservation Area, as it was not linear, being set back from existing development. It did not preserve hedges and overshadowed neighbouring properties. There were objections from the Parish Council and the Hampshire Garden Trust and others to the application including 53 neighbours.

The Head of Environment explained that the original comment by the Arboricultural Officer related to impending European legislation regarding the protection of orchards and their habitat, but this legislation had not yet been implemented and could not therefore be sustained at appeal, leading to its withdrawal. In addition, the Head of Planning Control explained that the triangle of land referred to in Councillor Beckett's presentation was indeed shown in both applications and could legitimately be included within this application, but its inclusion for Old Orchard would more affect the development at St Martin's Close, should the applicant choose this latter

option. The Head of Planning Control continued that the guidance on Conservation Areas was that development should preserve or enhance, and this application would preserve the Conservation Area.

At the conclusion of debate, the Committee agreed that the Planning Development Control (Viewing) Sub Committee should determine the application. The factors for the Viewing Sub Committee to take into consideration were the relationship with the listed buildings at Yew Tree Cottage and Compton End and also with surrounding trees; clarification of the status of the triangular piece of land included within the application for Old Orchard and also within the approved planning permission at St Martin's Close and to have the plots marked out on site (including height) to assess the relationship with surrounding properties and how visible they would be in the conservation area. The site visit would take place on Monday 23 June at 2.00pm on site followed by a public meeting at 3.30pm at the Guildhall, Winchester.