

EXTRACT OF MINUTES OF
PLANNING DEVELOPMENT CONTROL COMMITTEE

24 July 2008

Attendance:

Councillors:

Jeffer (Chairman) (P)

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

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

Deputy Members:

Councillor Berry (Standing Deputy for Councillor Huxstep)

1. **DEVELOPMENT CONTROL SCHEDULE**
[\(Report PDC757 refers\)](#)

Item 6: Meadows Farm, Ervills Road, Worlds End, Hambledon – Reference Number 08/00764/FUL

The Head of Planning Control updated the Committee that, since publication of the Report, Ward Members Councillors Allgood and Read had requested that a Planning Development Control (Viewing) Sub Committee be convened to inspect the existing access to the site, local highways and other matters related to the proposals. Hambledon Parish Council also restated its objection to the application and Councillor Evans representing Wickham Ward had also expressed concern. Also since publication of the Report, representation had been received from Mark Oaten MP supporting the objection lodged by the Worlds End Residents' Association.

The Head of Planning Control recommended an additional Condition to obviate any risk of flooding as a consequence of the proposal. This required the levels of the proposed access track to be agreed in writing with the Local Planning Authority, and the development carried out in accordance with these approved levels. Furthermore, an Informative was proposed to remind the applicant that they were required to apply to the Environment Agency for a Flood Defence Consent prior to the commencement of work, should consent

be granted. A further Informative was also recommended to clarify that drawing number P810/01 Rev B of this current application had been included in error, as this referred to a previous application at this site.

Mrs Kanavan (representing the Words End Residents' Association), Mr Lander-Brinkley (representing Denmead Parish Council), Mr Gibbs (representing Boarhunt Parish Council) and Ward Councillors Stallard, Allgood and Read all spoke against the application. Mr Stubbs (agent for the applicant) spoke in support.

In summary, Councillor Stallard raised concerns based on previous flooding at Hambledon, a matter that was likely be exacerbated by construction of the new access track, as the fields were a crucial floodplain and acted as a 'sponge'. She also drew attention to the Council's refusal to allow storage facilities close to the site. This therefore suggested that the Council had acknowledged the importance of the character and setting of this countryside location. Councillor Stallard also drew attention to the Hampshire County Council publication 'Hampshire Treasures' that listed the meadow where the track and new access were to be built. She considered that it was likely that threatened wildlife in the area would be affected during construction and also from the track's continued use. There were also footpaths that crossed the site and that rights of way issues had not been addressed. Councillor Stallard also drew attention to the matters raised by Denmead Parish Council in their objection to the application (as detailed on the case file).

Councillor Stallard was also concerned that an agricultural need for the proposal had not been demonstrated, especially as a farm track already existed which was suitable for agricultural vehicles and machinery. Further to this, she reported that the technical plans for the proposals had been drawn up by a civil engineering firm. She suggested that the site could be utilised for storing heavy engineering plant required for construction of the West of Waterlooville Major Development Area and, if this were to be the case, local roads would be unable to sustain such movements. To alleviate these concerns, she suggested that a Condition be added to any permission granted that the proposals should be used for agricultural vehicles only. Any proposed change of use from agriculture should also be subject to separate planning application, in accordance with Policy CE16 of the Local Plan.

Finally, referring to the strong local opposition to the proposal, Councillor Stallard stated that the relevance of a recent appeal case to allow new access track in an Area of Outstanding Natural Beauty in Cornwall, should be disregarded. Councillor Stallard urged that the application be referred to the Planning Development Control (Viewing) Sub Committee to observe first-hand the matters raised during her presentation.

Councillor Allgood advised that he supported the concerns raised against the application in public participation, including those of the Parish Council. He reiterated Councillor Stallard's presentation and pointed out that, as adjoining Ward Members, Councillors Coates and Evans also opposed the application.

He urged the Committee to establish a Planning Development Control (Viewing) Sub Committee to visit the site.

Councillor Read reiterated the matters raised by his fellow Ward Members, including their request for a Viewing Sub Committee. Councillor Read requested that photographs of recent flooding in the area, as submitted by local residents, be presented to the Committee.

During discussion of the matters raised by the Ward Councillors, the Head of Access and Infrastructure clarified that he was satisfied that the applicant had demonstrated that the proposed new access to the site met current road safety standards. With regard to the potential for flooding from the site, in particular from the implementation of a new track, Member's attention was drawn to the subsequent Condition for agreement of existing levels and that this must not be exceeded. The construction of the new bridge over the river was also satisfactory, as it was sufficiently high to not impede water flow at peak times. The Head of Planning Control confirmed that speculation as to the applicant's intentions for the future use of the proposed development was not a material consideration with regard to this application.

At the conclusion of debate, it was agreed that the application be referred to the Planning Development Control (Viewing) Sub Committee to be held at 11am on Thursday 7 August 2008 at Ashling Pavilion Hall, King George's Field, Southwick Road, Denmead. Prior to this, at 9.30am, Members of the Sub Committee only would visit the site to observe the context of the new track with the river and also the visual impact of the proposals overall within the local area. Members would also observe the proposed new access to the site with regard to the local highways.

RESOLVED:

That, in respect of Item 6 (Meadows Farm, Worlds End), determination be referred to the Planning Development Control (Viewing) Sub Committee to be held at 11am on Thursday 7 August 2008 at Ashling Pavilion Hall, King George's Field, Southwick Road, Denmead to take account of the context of the new track with the river and also the visual impact of the proposals overall within the local area. Members would also observe the proposed new access to the site with regard to the local highways.