

EXTRACT -

PLANNING DEVELOPMENT CONTROL COMMITTEE

19 November 2009

Attendance:

Councillors:

Jefferies (Chairman) (P)

Baxter (P)
Bell (P)
Busher (P)
Evans (P)
Fall (P)

Huxstep (P)
Johnston (P)
Lipscomb (P)
Ruffell (P)
Tait (P)

Others in attendance who addressed the meeting:

Councillors Learney and Cook

Others in attendance who did not address the meeting:

Councillor Beckett

1. **DEVELOPMENT CONTROL SCHEDULE**
[\(Report PDC381 refers\)](#)

Councillor Busher declared a personal (but not prejudicial) interest in respect of Item 2 as she was acquainted with an objector to the application. She spoke and voted thereon.

Item 2: 15 Folly Field, Bishops Waltham – Case Number 09/01809/FUL

Ms Watts and Ms Edge (representing Bishops Waltham Parish Council) spoke against the application.

The Head of Planning Management advised that, since publication of the Report, an objector from Eastways had submitted an additional representation objecting to the application, which was held on the case file. In summary, they had raised concerns about the loss of amenity and privacy, and queried accuracy of the plans with reference to the impact of the development on their property. They were also concerned about overdevelopment, highway safety and traffic issues and that the recommendations of consultees should be met in full.

Following discussion, the Committee agreed that the application should be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Tuesday 8 December 2009. This was because Members did not consider it possible to determine the application without first visiting the site to assess potential impact of the close proximity of the development to neighbouring properties in Eastways and at Follyfield.

Item 6: Lone Farm, Northington Road, Itchen Abbas – Case Number 09/01306/FUL

Mr Hecks (agent) and Mr Leeming (applicant) spoke in support.

The Head of Planning Management advised the meeting that, since publication of the Report, the Council's Conservation Officer had submitted further representation on the proposals. In summary, the Conservation Officer had advised that whilst some of the individual elements of the proposal had appeared acceptable, there were a large number of design elements within the scheme which were detrimental to the character and appearance of the barns. Cumulatively, officers had considered that they would make for a considerable loss of character and contribute considerable harm to the appearance of the building. In addition, the works proposed would require considerable re-build, new build, alteration and additional works which had not been detailed in the plans submitted, thus outweighing the benefits of the "conversion" element within the countryside, where new build of residential units was severely restricted.

As a consequence, amended reasons for refusal were proposed as follows:

1. The proposal, by virtue of the additional openings in the existing fabric, extent of new build and alteration including subdivision of internal space and lowering of floor levels, creates a scheme which is detrimental to the agricultural and historic characteristics of the building and is therefore contrary to the requirements of policies CE 17, CE24 and HE17 of the WDLPR 2006

Following discussion, the Committee agreed that the application should be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Tuesday 8 December 2009. This was because Members did not consider it possible to determine the application without first visiting the site to assess the advice of the Conservation Officer as referred to above and also to make comparisons of the existing structures to the proposals under consideration.

RESOLVED:

1. That, in respect of Item 2 (15 Folly Field, Bishops Waltham) this application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Tuesday 8 December 2009.

2. That, in respect of Item 6 (Lone Farm, Northington Road, Itchen Abbas) this application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Tuesday 8 December 2009.