

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**27 May 2010**

Attendance:

Councillors:

Johnston (Chairman) (P)

Barratt (P)  
Evans  
Fall (P)  
Pearce (P)

Huxstep (P)  
Jeffs (P)  
Lipscomb (P)  
Tait (P)

Deputy Members:

Councillor Bell (Standing Deputy for Councillor Evans)

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1. **DEVELOPMENT CONTROL SCHEDULE**  
[\(Report PDC853 refers\)](#)

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 Jeffs declared a personal (but not prejudicial) interest in respect of Items 1 and 6, as his wife was Chairman of New Alresford Town Council's Planning Committee and he was a member of the Alresford Society, both of which had commented on the applications. However, as he had taken no part in the Society's consideration of Item 6, he therefore spoke and voted thereon on that matter.

By way of a personal statement, Councillor Jeffs also explained that there may be a perception of predetermination or bias in respect of Item 1, as he was known to the site owners and had been involved in discussions about development of the site. Councillor Jeffs therefore withdrew from the Committee during the determination of Item 1 and sat in the public gallery.

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

**Item 1: Land East of New Farm Road, Alresford – Case Number 09/02685/FUL**

Mr Irvine (resident) and Mrs Jeffs (New Alresford Town Council) spoke against the proposals and Mr Gardiner spoke in support.

The Head of Planning Management advised that, since publication of the Report, an additional three letters of objection to the scheme had been received, reiterating previous comments that were set out in the Report.

The Head of Planning Management also drew attention to further responses to consultation that had been received since publication of the Report. Following negotiation with the applicant regarding the works required to the bridge to facilitate the development and the introduction of a new footpath, the contribution towards highway works in the vicinity have been reduced by 50 per cent to £42,908.50. It was also explained that the revised 2010 / 2011 public open space contribution towards the provision of sport in the area was £22,026. The returnable bond had increased to £16,168.88 and the Inspection Fee to £337.79.

The Head of Planning Management apologised that the Appeal Decision to the previous refusal had not been appended to the Report and had therefore been subsequently circulated to the Committee.

At conclusion of 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 22 June 2010. This was because Members did not consider it possible to determine the application without first visiting the site, in order to visualise the applicant's proposals in the context of the Planning Inspector's comments. As well as satisfying itself that the amenity of neighbours would not be compromised by the development, the Committee would also refer to the highway access to the site, the improved pedestrian provision to New Farm Road and through the site to Bridge Road, together with the revised aboricultural assessment and relocated public open space.

Item 5: Lindum, 91 Downs Road, South Wonston 10/00134/FUL

Mr Smith and Ms Peal (South Wonston Parish Council) spoke against the proposals and Mr Russel (Planning Consultant) spoke in support.

At conclusion of 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 22 June 2010. This was because Members did not consider it possible to determine the application without first visiting the site, in order to visually assess the impact of the development on the character of the area, including having regard to the concerns raised by residents of Wrights Close to the rear of the site regarding the impact of the development on their amenity.

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, in respect of Item 1 (Land East of New Farm Road, Alresford) the application be determined by a meeting of the Planning Development Control (Viewing) Sub Committee, to be held on Tuesday 22 June 2010. This was because Members did not consider it possible to determine the application without first visiting the site, in order to visualise the applicant's proposals in the context of the Planning Inspector's comments. As well as satisfying itself that the amenity of neighbours would not be compromised by the development, the Committee would also refer to the highway access to the site, the improved pedestrian provision to New Farm Road and through the site to Bridge Road and also the revised aboricultural assessment and relocated public open space.

2. That in respect of Item 5 (Lindum, 91 Downs Road, South Wonston) the application be determined by a meeting of the Planning Development Control (Viewing) Sub Committee, to be held on Tuesday 22 June 2010. This was because Members did not consider it possible to determine the application without first visiting the site, in order to visually assess the impact of the development on the character of the area, including having regard to the concerns raised by residents of Wrights Close to the rear of the site.

The meeting commenced at 9.30am, adjourned at 1.30pm for lunch and reconvened at 2.15pm and concluded at 6.00pm

Chairman