

EXTRACT OF MINUTES OF
PLANNING DEVELOPMENT CONTROL COMMITTEE

15 September 2011

Attendance:

Councillors:

Jeffs (Chairman) (P)

Berry (P)
 Clear (P)
 Izard (P)
 Johnston (P)
 Laming (P)
 Mitchell (P)

McLean (P)
 Pearce (P)
 Read (P)
 Ruffell (P)
 Tait (P)

1. **DEVELOPMENT CONTROL SCHEDULE**
[\(Report PDC909 refers\)](#)

Councillor Read declared a personal (but not prejudicial) interest in respect of Items 1 and 2 as he was a member of Denmead Parish Council, but he had taken no part in its consideration of either application. Councillor Read spoke and voted thereon.

Item 1: Erection of 70 bed care home (Outline) at Site 1, Parklands Business Park, Forest Road, Denmead – Case Number 11/00124/FUL

The Head of Planning Management drew attention to amended wording to reason for refusal 6 regarding European protected species, which had been proposed subsequent to the publication of the Report following receipt of representation from the Hampshire County Council Ecology Officer. This recommended change was set out in the Update Sheet and was noted by the Committee.

Mr Lander-Brinkley (representing Denmead Parish Council) and Councillor Stallard (a Ward Member) spoke in support of the application (and against the officers' recommendation to refuse planning permission). Mr Hawthorne also spoke in support of the application.

In summary, Councillor Stallard advised that the proposed new care home was in a sustainable location close to Denmead. It was well screened and would not impinge on local residents. Several of the businesses in the adjoining business park also supported the application. The development would remove the constant threat of travellers illegally using the site, which had previously been costly and disruptive. The land was not a valuable piece of countryside and was only used as an access route to nearby woodland and

this footpath access would continue to be ensured. The granting of planning permission for two care homes in the nearby West of Waterloo major development area was in recognition of the growing demand for such facilities in the locality.

In response, the Head of Planning Management drew attention to the proximity of the development to nearby homes, especially at the southern boundary, where the proposed new building would be taller than the existing bungalows. Only the south western elevation was screened by trees. The care homes granted consent at West of Waterloo were not located in an area of countryside.

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 Thursday 6 October 2011. This was because Members did not consider it possible to determine the application without first visiting the site, to assess the existing amenity land and its use by the public and its relationship with the adjacent business park (itself in a countryside location) and the likely impact of the development on houses along Forest Road.

RESOLVED:

- (i) That, in respect of Item 1, Site 1, Parklands Business Park, Forest Road, Denmead this application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Thursday 6 October 2011.