

**PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE****13 December 2011**Attendance:

Councillors :

Ruffell (Chairman) (P)

Berry (P)

Clear

Evans (P)

Izard (P)

Johnston (P)

Laming (P)

McLean (P)

Pearce

Read (P)

Tait (P)

Others in Attendance who did not address the meeting:

Councillor Cook (Ward Member )

Officers in Attendance:

Ms M Birkett – Planning Officer

Mrs J Pinnock – Team Manager, Planning

Ms F Sutherland – Planning Solicitor

Mr N Culhane – Highways Engineer

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**1. CHAIRMAN'S ANNOUNCEMENT**

The Sub-Committee met in the Walton Suite, Guildhall, Winchester where the Chairman welcomed to the meeting a member of the public and a representative of the applicant.

At the previous Planning Development Control Committee, which referred the application to this meeting (held 17 November 2011), the Chairman, Councillor Jeffs, had declared a personal and prejudicial interest, as the application site was adjacent to land in the ownership of a close associate of Councillor Jeffs. Councillor Jeffs therefore left the room during the consideration of this item and did not speak or vote thereon. Councillor Ruffell, as Vice Chairman, assumed the Chair. Councillor Jeffs was therefore not present at this meeting of the Sub-Committee.

At the previous meeting, Councillor Jeffs had also declared a personal (but not prejudicial) interest in the application as his wife was Chairman of New Alresford Town Council's Planning Committee which had commented on the application, but Councillor E Jeffs had had no involvement in the Town Council's consideration of the application.

2. **ERECTION OF 1 NO. THREE BEDROOM DETACHED DWELLING WITH PARKING – 72 THE DEAN, ALRESFORD – CASE NUMBER 11/01827/FUL**  
[\(Report PDC913 Item 3 and Update refers\)](#)

The above application had been referred to the Sub-Committee for determination by the Planning Development Control Committee, at its meeting held 17 November 2011. The Committee had agreed that it was unable to determine the application without first visiting the site, to gain a better understanding of the application and because Members were not clear what proportion of the site fell within an area designated as countryside.

Therefore, prior to this meeting, the Sub-Committee informally visited the site in the company of officers. A representative of the applicant (who had arranged the pegging out of the site) was also available to answer questions.

During the site visit, Members noted:

- The relationship between the application site and neighbouring properties, the existing 72 The Dean, the river/drainage channel and the Millennium Walk
- The highways issues
- The approximate boundary of the area designated as countryside

A full presentation had been given at the Planning Development Control Committee meeting on 17 November 2011, where the Committee had also heard public participation. Therefore, in accordance with procedure, the presentation at the Sub-Committee was limited to a summary of the key issues and there was no repeat of the public participation period.

Ms Birkett reminded the Sub-Committee that the proposal, as outlined in the Report, was for the erection of a single three bedroom detached dwelling with parking within the existing curtilage of 72 The Dean, Alresford.

She explained that, since publication of Report PDC913 (and the Committee's previous consideration of the proposal), the applicant had submitted amended plans which reduced the rear projection by 1 metre. She explained that officers were satisfied with the amended plans and continued to recommend that the application be approved.

During discussion, Members noted that the amended plans drew the development away from the boundary of the area designated as countryside, which had been a concern for several Members at the previous meeting. In response to questions, the Sub-Committee noted that the removal of permitted development rights (Condition 14 refers) prohibited the applicant and future occupiers from erecting built structures in the garden, unless they first obtained planning permission, as this area was outside the development boundary of Alresford.

In noting the proximity of the proposed dwelling and the existing property 72 The Dean (which was to remain), Mrs Pinnock explained that any proposal to link the buildings would require additional planning permission.

Whilst discussing overlooking, Ms Birkett explained that the new dwelling proposed no first floor windows on the elevation that faced 72 The Dean and that the lower floor windows could be screened by boundary treatment.

With regard to the possible effects on Riverside Cottages on the opposite side of the road, it was explained that these properties were at a distance of approximately 20 metres from the proposed dwelling and therefore it was not possible to sustain a reason for refusal based on based overlooking or overshadowing.

In response to questions, Mr Culhane explained that the application complied with the required parking standards by providing two parking spaces on site, from which vehicles could join The Dean in a forward gear. He added that the The Dean at this point was effectively a shared surface with many pedestrians using the Millennium Trail and that this was entirely in line with the advice contained within the Manual for Streets guidance document. Furthermore, the addition of one dwelling was unlikely to have a detrimental effect on the traffic using The Dean.

During debate, whilst some Members echoed the concerns of New Alresford Town Council by considering that the application was an overdevelopment of a small site and that it would urbanise the area, the majority of Members raised no objection to the scheme.

Therefore, at the conclusion of debate, the Sub-Committee agreed to grant planning permission for the amended plans for the reasons set out in the Report and subject to the Conditions set out in the Report.

RESOLVED:

That the planning permission be granted, subject to the Conditions set out in the Report.

The meeting commenced at 11.00am and concluded at 12.15pm.

Chairman