

PLANNING COMMITTEE

9 March 2017

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans (P)
Izard (P)
Jeffs (P)
Laming (P)

McLean (P)
Read (P)
Scott
Tait (P)

Deputy Members:

Councillor Clear (Standing Deputy for Councillor Scott).

Others in attendance who addressed the meeting:

Councillors Berry, Godfrey (Portfolio Holder for Financial Services), Hiscock, Porter and Weston (Deputy Leader and Portfolio Holder for Built Environment).

1. **MINUTES**

RESOLVED:

1. That the minutes of the meeting held on 9 February 2017 be approved and adopted; and
2. That the minutes of the Planning (Viewing) Sub Committee held on 28 February 2017, be received (attached as Appendix A to these minutes).

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1081 and Update Sheet refers)

The schedule of planning application decisions arising from consideration of the above Report is circulated separately and forms an appendix to the minutes.

The Committee agreed to receive the Update Sheet as an addendum to Report PDC1081.

By way of a personal statement in respect of Item 1 (Warwick Brother Site, The Dean, Alresford), Councillor Jeffs stated that, due to his involvement in the LPP2 process he had previously indicated his support for residential

development of The Dean. In his capacity as Ward Member he had been approached by McCarthy and Stone to attend a briefing regarding this application. However, he had not expressed a view on this particular application and therefore spoke and voted thereon.

In addition, Councillor Jeffs declared a personal and prejudicial interest in respect of Item 2 (Western Villa, 58 The Dean, Alresford) as a close friend of the land owner. He left the room during the consideration of this item, taking no part in the discussion or vote thereon.

Applications outside the area of the South Downs National Park (WCC):

Item 1: - AMENDED PLANS 20.01.2017 – Redevelopment of site involving the erection of a three storey building housing an extra care scheme comprising 50 one and two bedroom units with associated communal lounges, restaurant, wellness room, guest suite, house manager and care support accommodation, car parking, communal rechargeable scooter store, access and communal landscaped gardens and structures – Warwick Brothers Site, The Dean, Alresford
Case number: 15/02944/FUL

During public participation, Mrs Macree and Mrs Wimbleton spoke in support of the application and answered Members' questions thereon.

At the invitation of the Chairman, Mr Gian Bendinelli (Agent) addressed the Committee to clarify points raised during public participation and in response to Members' questions.

The Head of Strategic Planning addressed the Committee in relation to the need identified within Local Plan Part 2 (LPP2) for car parking in Alresford, particularly as car parking at other sites in Alresford, such as the Station, was leased by the Council and explained the £221,000 developer contribution, to be used primarily for the provision of car parking, equating to 30% of the amount required to provide the proposed car park. If for any reason the money was not used for the provision of a car park, it would instead be applied towards off-site affordable housing. This would be secured by a legal agreement.

The Highways Officer addressed the Committee providing a verbal update to correct the car parking levels from 39 spaces to 33 spaces within the Report. He stated that no specific parking standard was available and therefore there was reliance upon the Hampshire County Council standards for nursing homes which resulted in a 0.68 parking space provision per unit. These parking levels were deemed adequate on highway grounds.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to a Section 106 agreement, conditions and informatives), as set out in the Report, subject to a correction to the levels of car parking provision from 39 to 33 spaces.

Item 2: - Erection of four houses – Western Villa, 58 The Dean, Alresford.
Case number: 15/02890/FUL / W02914/17

The Head of Development Management referred Members to the Update Sheet which outlined a further condition to read as follows:

‘Works shall be carried out in full accordance with the specific recommendations and mitigation measures set out in the following report, unless otherwise approved in writing by the Local Planning Authority:

- Ecological Appraisal Report of June 2016

Reason: In order to secure adequate ecological mitigation and enhancement.’

During public participation, Jill Jennings spoke in objection to the application and Mark Sennitt and Julian Boswell (Agent) spoke in support of the application and answered Members’ questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the updated Section 106 agreement, conditions and informatives), set out in the Report and as per the Update Sheet, subject to an additional condition requiring details of site levels to be submitted prior to the commencement of development detailing the housing levels in the built form.

Item 3: -Proposal to build a coffee shop and three flats– Land adjacent to 13, City Road, Winchester
Case number: 15/00495/FUL

The Head of Development Management referred Members to the Update Sheet which clarified that the proposal was for a coffee shop and three 2 bedroom flats, one flat being on each of floors one to three.

During public participation, Hugh Thomas spoke in support of the application and answered Members’ questions thereon.

During public participation, Councillor Hiscock and Councillor Berry both spoke on this item as Ward Members.

In summary, Councillor Hiscock stated that he reiterated the majority of the questions raised by the Committee and spoke in support of the application. He asked the Committee to strongly consider whether this application for a new building would really detract from the appearance of an area which he considered to be run down and in need of development. He suggested that a new building in this location would only enhance the area and urged the Committee to grant permission for this application.

In summary, Councillor Berry started that she fully supported the design which she considered would enhance the street scene. She fully supported the provision of balconies in the development and felt that this would provide the occupants with their own desirable outdoor amenity space for ‘City living’ and suggested that a ‘Café’ in this area would be welcomed and well utilised by residents and visitors to the Town. In conclusion, she urged the Committee to support the application and grant permission.

At the conclusion of debate, the Committee resolved to grant planning permission for the following reasons: Having regard to Local Plan Policy, the Committee considered that the application was not contrary to the Policies as set out in the Report, subject to the following conditions and details to be submitted to the Local Planning Authority for approval prior to the commencement of works: details regarding materials, joinery and scale plans to be submitted; submission of a Landscape Management Plan, as required by Historic England; submission of an adequate Arboricultural Impact Assessment; appropriate Refuse Collection condition; appropriate Archaeology conditions for the site and additional condition that privacy screening be installed to balconies and windows to the side elevation to be obscure glazed the exact wording of the conditions to be delegated to the Head of Development Management in consultation with the Chairman.

Item 4: - (RESUBMISSION) Single storey side extension (revision of application reference 16/01568/FUL – 9 Stanmore Lane, Winchester Case number: 16/03342/HOU

The Head of Development Management referred Members to the Update Sheet outlining that eight letters of objection had been received and not seven as stated in the Report.

During public participation, Annie Miller spoke in objection to the application and Amrick Chahal (Agent) spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the Committee resolved to refuse planning permission for the following reasons: Unbalanced symmetry of the pair of semi detached dwellings; adverse impact on the neighbouring properties due to the overbearing form of development to their private amenity space. The Committee agreed that the exact wording of the reasons for refusal to be delegated to the Head of Development Management to determine, in consultation with the Chairman.

Item 5: - (RESUBMISSION) Erection of a three bedroom detached dwelling and associated parking along with the use of the existing access – Lindon House, Twynhams Hill, Shirrell Heath, Southampton Case number: 17/00202/FUL

The Head of Development Management referred Members to the Update Sheet outlining that three letters of objection had been received and not two as stated within the Report. Additional informative to read: 'A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk'.

During public participation, Councillor Weston read a statement on behalf of Shedfield Parish Council (in the absence of a Parish Council representative)

speaking in objection to the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the updated Section 106 agreement, conditions and informatives), set out in the Report and as per the Update Sheet.

Item 6:-The erection of 1 no. agricultural workers dwelling with associated parking and amenity space – Land off Wonston Lane, Sutton Scotney
Case number: 16/01351/FUL

During public participation, James Gray (applicant) and Justin Packman (Agent) spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Godfrey spoke on this item as Ward Member and Councillor Porter spoke on this item as Ward Member for the contiguous Ward, The Worthys.

In summary, Councillor Godfrey stated that he was also expressing the views of Councillor Porter and that they were both supportive of the application. He advised that the applicant and generations before him had farmed this land since the late 1800's which was a traditional mixed farm with all income generated through agriculture. The applicant was seeking to strengthen their sustainability by increasing their employees to around seven people from the three currently employed. Seeking accommodation for employees externally was not adequate for active livestock farmers as their presence on site was essential and they were required to be available at a moments notice should the need arise. In conclusion, he urged the Committee to support this application to retain a farming community in Winchester.

In summary, Councillor Porter stated that she fully supported this application and reiterated that with cattle present on site, farmers had to be immediately available when required.

At the conclusion of debate, the Committee resolved to grant planning permission, having considered there to be a functional need for a further dwelling on this site, in accordance with Local Plan Part 2 (LPP2) emerging Policy DM11, subject to a range of conditions to be delegated to the Head of Development Management for approval, in consultation with the Chairman.

Applications inside the area of the South Downs National Park (WCC):

Item 7: - Erection of 3 no. dwellings with associated access and highway works, parking and turning space, landscaping and private amenity space (amended scheme following refusal of SDNP/15/05317/FUL) – Land between Alton Road and Marlands Lane, West Meon
Case number: SDNP/16/05787/FUL

A verbal update was provided outlining two amendments to the wording contained within the heading 'Layout and Design' within the Report to change '...122sq.m to 194 sq.m' to read '...104sq.m to 164sq.m' and height of retaining wall to read 0.6metres and not 1-1.5 metres as stated.

During public participation, Phillip Brannon (on behalf of West Meon Parish Council) spoke in objection to the application and Aaron Smith (Agent) and Roderick Davidson (Applicant) spoke in support of the application. All answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons set out in the Report.

RESOLVED:

1. That the decisions taken on the Development Control Applications in relation to those applications inside and outside the area of the South Downs National Park be agreed as set out in the Schedule (appended to the minutes for information), subject to:

(i) That, in respect of item 1 (Warwick Brothers Site, The Dean, Alresford) planning permission be granted, subject to a Section 106 agreement and following a correction to the levels of car parking provision as set out in the Report from 39 to 33 spaces;

(ii) That, in respect of item 2 (Western Villa, 58 The Dean, Alresford), planning permission be granted, subject to the updated Section 106 agreement, further condition as set out in the Update Sheet, and additional condition requiring details of site levels to be submitted prior to the commencement of development, detailing the housing levels in built form;

(iii) That in respect of item 3 (Land adjacent to 13 City Road, Winchester) planning permission be granted. Having regard to Local Plan Policy, the Committee considered that the application was not contrary to the Policies as set out in the Report, subject to the following conditions and details to be submitted to the Local Planning Authority for approval prior to the commencement of works: details regarding materials, joinery and scale plans to be submitted; submission of a Landscape Management Plan, as required by Historic England; submission of an adequate Arboricultural Impact Assessment; appropriate Refuse Collection condition; appropriate Archaeology conditions for the site and additional condition that privacy screening be installed to balconies and windows to the side elevation to be obscure glazed; the exact wording of the conditions to be delegated to the Head of Development Management in consultation with the Chairman

(iv) That in respect of item 4 (9 Stanmore Lane, Winchester) planning permission be refused for the following reasons:

(1) unbalanced symmetry of the pair of semi detached dwellings; and (2) adverse impact on the neighbouring properties due to the overbearing form of development to their private amenity space. The exact wording of the reasons for refusal be delegated to the Head of Development Management to determine, in consultation with the Chairman;

(v) That in respect of item 5 (Lindon House, Twynhams Hill, Shirrell Heath, Southampton) planning permission be granted, subject to the updated Section 106 agreement; and

(vi) That in respect of item 6 (Land off Wonston Lane, Sutton Scotney, Winchester) planning permission be granted. The Committee considered there to be a functional need for a further dwelling on this site, in accordance with Local Plan Part 2 (LPP2) emerging Policy DM11, subject to a range of conditions to be delegated to the Head of Development Management for approval, in consultation with the Chairman.

3. **CONFIRMATION OF TREE PRESERVATION ORDER 2185 – LAND AT HEADLANDS, SCHOOL LANE, WINCHESTER**
(Report PDC1082 refers)

During public participation, Mr Tissiman, spoke in objection to the confirmation and answered Members' questions thereon.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2185 be confirmed.

4. **CONFIRMATION OF TREE PRESERVATION ORDER 2181 – 16 DEVER CLOSE, MICHELDEVER, WINCHESTER**
(Report PDC1083 refers)

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2181 be confirmed.

The meeting commenced at 9.30am, adjourned between 1:00pm and 2:00pm and concluded at 4:20pm.

Chairman