

PLANNING COMMITTEE

27 April 2017

Attendance:

Councillors:

Ruffell (Chairman) (P)

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

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

Deputy Members:

Councillor Clear (Standing Deputy for Councillor Scott)
Councillor Pearson (Standing Deputy for Councillor Jeffs)

Others in attendance who addressed the meeting:

Councillor Warwick

Others in attendance who did not address the meeting:

Councillors Bell, Elks and Weston

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 30 March 2017 be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1085 and Update Sheet refers)

A copy of each planning application decision is available to view on the Council's website under the respective planning application.

The Committee agreed to receive the Update Sheet as an addendum to Report PDC1085.

Councillor Clear declared a personal (but not prejudicial) interest in respect of item 1. She spoke on this item under public participation in her capacity as Chairman of Wickham Parish Council, sitting apart from the Committee and taking no part in the vote thereon.

Councillor Evans declared a personal (but not prejudicial) interest in respect of item 1 as she was a member of Wickham Parish Council's Neighbourhood Plan Committee, which had approved the inclusion of site in the Local Plan Part 2 process. Having a personal interest only she voted on this item. Councillor Evans also in declared a personal (but not prejudicial) interest in respect of item 3 as Wickham Parish Council's Planning Committee had objected to the application, but she had taken no part in that decision and she voted on this item.

Councillor Pearson declared a personal (but not prejudicial) interest in respect of item 2 as the applicant was known to himself and having a personal interest only he voted on this item.

Councillors McLean and Ruffell both declared a personal (but not prejudicial) interest in respect of item 4 as the representative of Durley Parish Council who spoke in support of the application was known to themselves and having a personal interest only they voted on this item.

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

Item 1: - Erection of 82 dwellings, alterations to junction of A32 and A334 and provision of pedestrian and cycle access. (OUTLINE Application considering access) - Land to the rear of 1 to 34 School Road, Wickham.
Case number: 15/02523/OUT

The Head of Development Management referred Members to the Update Sheet which referred to amendments to conditions 4, 5 and 8 and corrections to the numbering of some of the conditions. It was also explained that an additional clause was to be inserted in the Section 106 Legal Agreement requiring the developer to allow members of the public to use in perpetuity the on site roads, footways and access points to ensure that the development was inclusive and of benefit to the wider community; that the applicant was Croudace Homes and that the Wickham Village Design Statement was adopted as Supplementary Planning Guidance by the City Council in 2001.

During public participation, Anton Hannay (Wickham Residents Association) spoke in objection to the application and Councillor Clear, Chairman of Wickham Parish Council, commented on matters relating to flooding and drainage, the inclusion of parking bays to the rear of properties fronting School Road and contributions towards the parish sports pavilion. Mr Atfield (Agent) spoke in support of the application and answered Members' questions thereon.

The Head of Development Management clarified that the inclusion of parking bays to the rear of properties fronting School Road could be given further consideration as a reserve matter and that a contribution of £150,000 towards the parish sports pavilion would be covered by a Section 106 Legal Agreement. Development on site would not commence before a drainage strategy was agreed with Southern Water, which was covered by condition.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet, subject to the inclusion of an informative that the archaeology on site included community involvement.

Item 2: - Conversion and extension of existing barn from garage/store to 1 no three bedroom dwelling - Meonwood Heath Road, Wickham, Fareham.
Case number: 17/00147/FUL

The Head of Development Management referred Members to the Update Sheet which referred to an additional letter of support from the applicant and two letters from the applicant's agent in response to the consultation response from the Historic Environment Team and to the Committee Report, which were held on the application file.

During public participation, Mrs Wells (applicant) spoke in support of the application and answered Members' questions thereon.

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

Item 3: - Variation of conditions no. 1 and 2 of planning enforcement appeal decision reference no. APP/L1765/C/13/2198472; to make the personal and temporary permission permanent - Ourland, Mayles Lane, Knowle.
Case number: 15/02529/FUL/W22773

The Head of Development Management referred Members to the Update Sheet which set out the Agent's response to the revised comment from the Strategic Planning Team on the question of the five year supply figure for sites. It was also clarified that the plan site was narrower than that illustrated in the Report, as this included a part of the paddock which was in the ownership of the applicant. The Head of Strategic Planning explained the timetable for the preparation of the Gypsy and Traveller provision and responded to Members' questions.

During public participation, Dr Angus Murdoch (agent) spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for a limited period of three years from the date of this decision and condition 1 be updated to reflect this, or the period during which the premises were occupied by the named applicants and their resident dependants, whichever was the shorter, for the reasons and subject to the conditions and informatives set out in the Report.

Item 4: -.Conversion of existing agricultural barn to dwelling - Findens Farm, Kytes Lane, Durley.

Case number: 16/03209/FUL

The Head of Development Management referred Members to the Update Sheet which stated that the Agent had confirmed that the applicant would be willing to pay the Solent Mitigation Zone contribution should permission be given.

During public participation, Mr Charles (Durley Parish Council) and Laura Cox (Agent) spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons set out in the Report, subject to the inclusion of reference to policy DM32 in the reason for refusal, as the building was not considered an undesignated heritage asset.

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

Item 5: - Construction of 2 x 3 bed dwellings with associated car parking and access from Upham Street - Victoria Villa, Winchester Road, Upham.

Case number: SDNP/16/05827/FUL

During public participation, Sue Harris spoke in objection to the application and Rebecca Humble (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 conditions and informatives set out in the Report.

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

Item 6:- (AMENDED DESCRIPTION) Proposed redevelopment of existing Winchester City Council garage court and amenity land to the side of the garage court to erect 6 affordable houses – Garage Block 1 to 5 Coles Mede, Otterbourne.

Case number: 17/00225/OUT

The Head of Development Management referred Members to the Update Sheet which stated that the sales of the homes were intended to be restricted by covenants imposed through a Section 106 Legal Agreement limiting the price to 65% of the unencumbered market value in perpetuity and this would be low cost open market housing. In addition, condition 2 detailed an accurate plan showing the position type and spread of all the trees on the site and a schedule detailing the size and condition of each tree was to be submitted. This information was included in the submitted AIA statement Revision A dated January 2017. It was further explained that if further public representations were received they would be published on the Council's website.

During public participation, Ann Bailey and Philip Larby spoke in objection to the application and Peter North (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 conditions and informatives set out in the Report and the Update Sheet, subject to the inclusion of an additional condition that the parking should be unallocated.

Item 7: - Demolition of the existing house at Southgate and the construction of 2 five bed dwellings, 2 three bed dwellings and 1 two bed dwelling with associated parking and landscaping (AMENDED DESCRIPTION) (AMENDED PLANS RECEIVED 7th FEBRUARY 2017) – Southgate, Cross Way, Shawford.
Case number: 16/02071/FUL

During public participation, Pat Appleton and Councillor Warwick (speaking on behalf of Compton and Shawford Parish Council) spoke in objection to the application and Jason Murphy spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Warwick also spoke on this item as a Ward Member.

In summary, Councillor Warwick stated that the increase in the number of dwellings would impact neighbours to the north and west and would change the dynamics of the area and that the proposals were not in line with the Compton and Shawford Village Design Statement. The South Downs character was one of large detached houses in substantial plots with a linear relationship to each other. The proposals would impact on the character of the area and trees had already been lost to facilitate development. The provision of five units would be twice the density of existing properties in the area, with plots four and five being 49 % and 79% smaller than the average for the area. Plots four and five would also be hidden from sight which did not reflect the character of the South Downs or the Village Design Statement, and they were also contrary to planning policies DP3 and CP13 and they also did not meet the definition of affordable housing. The proposals represented overdevelopment and were out of keeping with the settlement pattern and the layout did not provide an effective use of land. The Neo-Georgian design was a pastiche and did not contribute to the local area and the cumulative effect would harm the local area and change its character.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report.

Item 8: - Remodelling of existing ground floor rear and side extension as granted (16/00889/FUL). First floor side extension - 10 Arthur Road, Winchester
Case number: 17/00408/HOU

During public participation, Harvey Sandercock (applicant) 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 conditions and informatives set out in the Report.

RESOLVED:

1. That the decisions taken on the Development Control Applications in relation to those applications 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 the following:
 - (i) That in respect of item 1, permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet and that an additional informative be agreed that the archaeology on site includes community involvement.
 - (ii) That in respect of item 3, permission be granted for a limited period of 3 years from the date of this decision and condition 1 be updated to reflect this, or the period during which the premises were occupied by the named applicants and their resident dependants, whichever was the shorter, for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.
 - (iii) That in respect of item 4, permission be refused for the reasons set out in the Report, subject to the inclusion of reference to policy DM32 in the reason for refusal, as the building was not considered an undesignated heritage asset
 - (iv) That in respect of Item 6, permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet, subject to the inclusion of an additional condition that the parking should be unallocated.

3. **PLANNING APPEALS – SUMMARY OF DECISIONS (OCTOBER 2016 TO MARCH 2017)**
 (Report PDC1086 refers)

The Committee gave consideration to the Report which provided a summary of the appeal decisions in relation to planning cases received for the period 1 October 2016 to 31 March 2017.

RESOLVED:

That the report be noted.

4. **ENFORCEMENT APPEALS – SUMMARY OF DECISIONS (OCTOBER 2016 TO MARCH 2017)**

(Report PDC1087 Refers)

The Committee gave consideration to the Report which provided a summary of the enforcement appeals received for the period 1 October 2016 to 31 March 2017.

RESOLVED:

That the report be noted.

The meeting commenced at 9.30am adjourned between 12.40pm and 2.00pm and concluded at 4.50pm.

Chairman