

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**3 October 2007**

Attendance:

Councillors:

Jeffs (Chairman) (P)

Baxter (P)  
Busher (P)  
Evans (P)  
Huxstep (P)  
Lipscomb (P)

Johnston (P)  
Pearce (P)  
Ruffell (P)  
Saunders (P)  
Sutton (P)

Others in attendance who addressed the meeting:

Councillor Cook

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1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 23 August 2007 be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC716 refers\)](#)

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 1,2 and 3 as his wife was the Chairperson of New Alresford Town Council Planning Committee, that had commented on these applications. He was also a member of The Alresford Society, but no representation had been made by the Society on these applications.

Councillor Evans declared a personal and prejudicial interest in respect of Item 4 as she was a neighbour to the application site. (This item was deferred without discussion at the meeting).

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

**Item 1: Station Mill Station Road, Alresford, Case No: 07/01538/FUL**

Mr Gard spoke in support of the application and Councillor Cook (a Ward Member) also spoke in support.

In summary, Councillor Cook stated that the report made no mention of previous submissions in support of the application, including those of Councillor Hollingbery

and The Alresford Society. Inaccuracies had been made in the officers' current and previous reports and presentations, including the references to public open space and discussions with the applicant. The principle of a separate office block had been conceded and the present proposals were more sympathetic within the street scene than the scheme already having planning permission. He also disputed the Environment Agency recommendation for refusal as there was little contamination on the site. In conclusion the scheme had widespread local support and planning permission should be granted.

In reply, the Head of Planning Control explained that letters of support received in respect of the previous application had not been carried forward to the resubmission of the latest application, as this was a fresh application and generated its own consultation and representation process. It was not possible, procedurally, to automatically carry over representations received on one application to another. It was confirmed that New Alresford Town Council had supported the scheme with a caveat on the use of materials. Furthermore, public open space payments had not been paid, nor was there any formal unilateral agreement in place to cover this issue. It was confirmed that some discussion had taken place with the applicant, who had indicated that such an agreement could be produced to provide for payments and other matters regarding the relationship of the office and Mill, in the context of current and previous planning applications. However, in all the circumstances, it was appropriate to include requirements for public open space payments as a reason for refusal, which could be considered further should the application be taken to appeal. It was also confirmed that the Environment Agency objection to the application had now been withdrawn, following the submission of additional information.

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

Item 2: Station Mill Station Road, Alresford, Case No: 07/01539/FUL

Councillor Cook spoke in support of the application and against the officers' recommendation for refusal.

In summary, he stated that any approval for this scheme was dependent on approval for the detached office building scheme, case number 07/01538/FUL. The visual impact of the scheme was not as great as that for the office use building. He added that there were many examples throughout the country of mill buildings that had been converted, some to provide a mixed use, which had brought them back to life. The advice of Conservation Officers might vary throughout the country and the Committee should bear this in mind when making its decision. There were also a number of inaccuracies within the report, some regarding materials and others on historic points. To strictly abide by the Conservation Officers' advice may not create practical living spaces for the proposed flats, with the new plans providing improved internal arrangements for living space and ventilation and light. It was also the view of New Alresford Town Council that the application should be approved.

In reply, the Head of Planning Control stated that although conversion of the mill building was not unique or unacceptable in principle, care did need to be exercised in any conversion and the method in which it was carried out, so as to avoid the loss of its character.

At the conclusion of debate, the Committee agreed to refuse planning permission for the reasons set out in the report, with an alteration in reason for refusal 1 that Policy E1 as stated should be amended to read E2.

Item 5: Ballakitch, Highways Road, Compton, Winchester, Case No: 07/01725/FUL

Mr Carrington spoke in support of the application.

The Head of Planning Control stated that an additional representation had been received from Councillor Bell, a Ward Member, which reiterated a number of points made in her earlier representation, copies of which were kept on the application file. In summary, Councillor Bell's representation referred to the objection to the application from Compton & Shawford Parish Council and local residents in terms of its effect on the character of Highway's Road; that the opportunity for an individual design had been missed and the failure of the planning system to meet residents' concerns.

In answer to a Member's question, the Head of Planning Control explained that the applicant was required to enter into a legal obligation to trigger contributions for public open space payments, before development commenced and that such an obligation was in place.

At the conclusion of debate, the Committee agreed to support the officers' recommendation to approve planning permission for the reasons set out in the report.

Item 8: 3 Ashton Close, Bishops Waltham, Case No: 07/02038/FUL

Mr Cross spoke against the application.

At the conclusion of debate, the Committee agreed to approve planning permission for the reasons set out in the report.

The following items were not subject to public participation.

Item 3: Station Mill Station Road, Alresford, Case No: 07/01540/FUL

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

Item 4: Hawks Nest Farm, Bishops Wood Road, Mislingford, Case No 07/00908/FUL

Consideration of this item was deferred to re publicise additional information.

Items 6 and 7: The Fox and Hounds, Peach Hill Lane, Crawley, Winchester, Case Nos 07/01836/FUL and 07/01860/LIS

Consideration of these items was deferred for consideration of additional plans.

RESOLVED:

That the decisions taken on the Development Control Applications, as set out in the schedule which forms an appendix to the minutes, be agreed.

3. **CONFIRMATION OF TREE PRESERVATION ORDER 1899, KASHE LODGE, SOUTHDOWN ROAD SHAWFORD**  
[\(Report PDC715 refers\)](#)

The Head of Planning Control informed the Committee that a meeting had been held

with the applicant, at which a method to achieve the development required by the applicant, but to minimise the impact on the trees, had been agreed. Subsequent to this, the applicant and a neighbour had withdrawn their letters of objection to the Tree Preservation Order, but one letter of objection remained on file. Therefore, the Committee's consent was required to confirm the Tree Preservation Order.

Following debate, the Committee agreed to confirm the Order for the reasons set out in the Report.

RESOLVED:

That, having taken into account the representations received, TPO 1899 be confirmed.

4. **O2 TELECOMMUNICATIONS MAST AT PARKLANDS BUSINESS PARK, DENMEAD**  
[\(Report PDC717 refers\)](#)

Following debate, the Committee agreed to grant the application subject to conditions as set out in the resolution.

RESOLVED:

That the application be approved subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

1 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference BABC/1422ms written by Bill Kowalczyk and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with BABC/1422ms. Telephone 01962 848317. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement BABC/1422ms.

Any deviation from works prescribed or methods agreed in accordance with Method Statement BABC/1422ms shall be agreed in writing to the Local Planning Authority.

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible

for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

2 Reasons for above conditions: to ensure protection and long term viability of retained trees and to minimise impact of construction activity

3 The mast shall be painted a dark brown colour in accordance with details to be submitted too and approved in writing by the Local Planning Authority.

3 Reasons: In the interests of visual amenity.

### **Informatives**

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3 and TC1

Winchester District Local Plan Review Proposals: DP1, DP.3, DP4 and DP.14

5. **MINUTES OF THE PLANNING DEVELOPMENT CONTROL (VIEWING) SUB COMMITTEE – 19 JULY 2007**  
[\(Report PDC713 refers\)](#)

The Committee considered the minutes of the meeting of the Planning Development Control (Viewing) Sub Committee held on 19 July 2007 (attached as Appendix A to the minutes).

RESOLVED:

That the minutes of the Planning Development Control (Viewing) Sub Committee held on 19 July 2007 be received.

The meeting commenced at 9.30am and concluded at 12.40pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**03.10.2007**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

Item

01

**Parish** **New Alresford**

**Conservation Area:**

**Case No:** 07/01538/FUL

**Ref No:** W02502/20

**Date Valid:** 19 June 2007

**Grid Ref:** 458870 132493

**Team:** EAST

**Case Officer:** Mrs Jill Lee

**Applicant:** Mr T Gard

**Proposal:** New detached building with 6 no. office units over three floors; enclosed ground floor parking; partial demolition of adjacent workshop (RESUBMISSION)

**Location:** Station Mill, Station Road, Alresford, Hampshire, SO24 9JQ

**Recommendation:** REF

**REFUSED SUBJECT TO THE FOLLOWING REFUSAL REASON(S):-**

**Conditions/Reasons**

- 1 The proposed new office building would be contrary to PPG15, policy E16 of the Hampshire County Structure Plan, policies HE4, HE5 and HE16 of the Winchester District Local Plan Review in that it would result in a building which would by reason of its design, bulk and appearance detract from the adjacent listed building and detract from the character and visual amenities of the conservation area.

**Informatives**

- 1 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: E16

Winchester District Local Plan Review: HE4, HE5, HE16.

Item

02

<b>Parish</b>	<b>New Alresford</b>
<b>Conservation Area:</b>	New Alresford Conservation Area
<b>Case No:</b>	07/01539/FUL
<b>Ref No:</b>	W02502/22
<b>Date Valid:</b>	18 June 2007
<b>Grid Ref:</b>	458870 132493
<b>Team:</b>	EAST
<b>Applicant:</b>	Mr T Gard
<b>Proposal:</b>	Conversion of existing mill into 7 no. two bed flats; partial demolition of adjacent workshop to provide garden boundary and cycle store (RESUBMISSION)
<b>Location:</b>	Station Mill, Station Road, Alresford, Hampshire, SO24 9JQ
<b>Recommendation:</b>	REF

**Case Officer:** Mrs Jill Lee

### REFUSED SUBJECT TO THE FOLLOWING REFUSAL REASON(S):-

#### Conditions/Reasons

- 1 The proposed development is contrary to policies SF2 and E1 of the Winchester District Local Plan in that it would result in the loss of employment within the town centre for which no overriding justification has been submitted.
- 2 The proposed development is contrary to policy E14 of the Hampshire County Structure Plan and policy HE1 of the Winchester District Local Plan in that it fails to make satisfactory provision for a programme of archaeological investigation and recording before or during development on a site which is considered to be of archaeological interest.
- 3 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.  
(No Open Space)
- 4 The proposed alterations to the listed building are contrary to the provisions of PPG15, policy E16 of the Hampshire County Structure Plan and policy HE14 of the Winchester District Local Plan in that the historic features of the building have not been retained and the proposed works cause harm to the fabric of the listed building.

#### Informatives

- 1 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: E14, E16

Winchester District Local Plan: HE1, HE14, RT4, SF2, E1



Item

03

<b>Parish</b>	<b>New Alresford</b>
<b>Conservation Area:</b>	New Alresford Conservation Area
<b>Case No:</b>	07/01540/LIS
<b>Ref No:</b>	W02502/21LB
<b>Date Valid:</b>	18 June 2007
<b>Grid Ref:</b>	458870 132493
<b>Team:</b>	EAST
<b>Applicant:</b>	Mr T Gard
<b>Proposal:</b>	Conversion of existing mill into 7 no. two bed flats; partial demolition of adjacent workshop to provide garden boundary and cycle store (RESUBMISSION)
<b>Location:</b>	Station Mill, Station Road, Alresford, Hampshire, SO24 9JQ
<b>Recommendation:</b>	REF

**Case Officer:** Mrs Jill Lee

**REFUSED SUBJECT TO THE FOLLOWING REFUSAL REASON(S):-**

**Conditions/Reasons**

- 1 The proposed alterations to the listed building are contrary to the provisions of PPG15, policy E16 of the Hampshire County Structure Plan and policy HE14 of the Winchester District Local Plan Review in that the historic features of the building have not been retained and the proposed works would cause harm to the fabric of the listed building.

**Informatives**

- 1 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: E16  
Winchester District Local Plan Review: HE14

Item

04

<b>Parish</b>	<b>Swanmore</b>
<b>Conservation Area:</b>	
<b>Case No:</b>	07/00908/FUL
<b>Ref No:</b>	W14766/05
<b>Date Valid:</b>	23 April 2007
<b>Grid Ref:</b>	458327 114458
<b>Team:</b>	WEST
<b>Case Officer:</b>	Lorna Hutchings
<b>Applicant:</b>	Watson Dairies Ltd
<b>Proposal:</b>	Installation of 2 no. milk silos
<b>Location:</b>	Hawks Nest Farm, Bishops Wood Road, Mislingford, Fareham, Hampshire, PO17 5AS
<b>Recommendation:</b>	PER

**DEFERRED**

Item

05

<b>Parish</b>	<b>Compton And Shawford</b>
<b>Conservation Area:</b>	
<b>Case No:</b>	07/01725/FUL
<b>Ref No:</b>	W18260/03
<b>Date Valid:</b>	9 July 2007
<b>Grid Ref:</b>	446364 124274
<b>Team:</b>	WEST
<b>Case Officer:</b>	Mr Ian Cousins
<b>Applicant:</b>	Mr Brian Prebble
<b>Proposal:</b>	2 no. two bedroom flats and 2 no. three bedroom flats in one block with associated garaging and car parking following demolition of existing dwelling (RESUBMISSION) (AMENDED DESCRIPTION)
<b>Location:</b>	Ballakitch, Highways Road, Compton, Winchester, Hampshire, SO21 2DF
<b>Recommendation:</b>	PER

**APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-**

**Conditions/Reasons**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

- 3 The car port hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the car port and parking spaces: in the interests of local amenity and highway safety.

- 4 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

- 5 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the occupation of any of the dwellings hereby approved.

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 6 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure, including any retaining structures:
- existing and proposed finished levels or contours:
- hard surfacing materials:

Reason: To improve the appearance of the site in the interests of visual amenity.

### **Informatives**

- 1 This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
- 2 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3; H1; H7; R2  
Winchester District Local Plan Review: DP1; DP3; H3; H7; T1; T4

Item

06

Parish	Crawley
<b>Conservation Area:</b>	Crawley Conservation Area
<b>Case No:</b>	07/01836/FUL
<b>Ref No:</b>	W11601/12
<b>Date Valid:</b>	23 July 2007
<b>Grid Ref:</b>	442925 134719
<b>Team:</b>	WEST
<b>Applicant:</b>	Enterprise Inns Plc
<b>Proposal:</b>	New boundary wall, alterations to enlarge existing access for vehicles and alterations to existing beer garden inc. pergola
<b>Location:</b>	The Fox And Hounds, Peach Hill Lane, Crawley, Winchester, Hampshire, SO21 2PR
<b>Recommendation:</b>	PER

DEFERRED

Item

07

Parish	Crawley
<b>Conservation Area:</b>	
<b>Case No:</b>	07/01860/LIS
<b>Ref No:</b>	W11601/11LB
<b>Date Valid:</b>	23 July 2007
<b>Grid Ref:</b>	442925 134719
<b>Team:</b>	WEST
<b>Applicant:</b>	Enterprise Inns Plc
<b>Proposal:</b>	New boundary wall, alterations to enlarge existing access for vehicles and alterations to existing beer garden inc. pergola
<b>Location:</b>	The Fox And Hounds, Peach Hill Lane, Crawley, Winchester, Hampshire, SO21 2PR
<b>Recommendation:</b>	PER

DEFERRED

Item

08

**Parish**                      **Bishops Waltham**

**Conservation Area:**

**Case No:**                      07/02038/FUL

**Ref No:**                        W20805

**Date Valid:**                 17 August 2007

**Grid Ref:**                     454066 118282

**Team:**                         WEST

**Case Officer:**      Miss Megan Birkett

**Applicant:**                  Mrs Robinson

**Proposal:**                    1 no. dormer window to front

**Location:**                  3 Ashton Close, Bishops Waltham, Southampton, Hampshire,  
SO32 1FP

**Recommendation:**      PER

**APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-**

**Conditions/Reasons**

- 1        The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

- 2        The materials to be used in the construction of the external surfaces of the dormer hereby permitted shall match those used in the existing building.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

**Informatives**

- 1        This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
- 2        The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3  
Winchester District Local Plan Review Proposals: DP3