

PLANNING COMMITTEE

25 June 2015

Attendance:

Councillors:

Ruffell (Chairman) (P) (For items 1 – 4)
Tait (Vice Chairman in the Chair for item 5 onwards) (P)

Dibden (P)
Evans (P)
Izard (P)
Jeffs (P)

Johnston (P)
McLean
Scott (P)

Deputy Members:

Councillor Warwick (Standing Deputy for Councillor McLean) (for items 1 – 7).

Others in attendance who addressed the meeting:

Read (Portfolio Holder for Built Environment)

1. **APPOINTMENT OF VICE CHAIRMAN FOR PART OF THE MEETING**

RESOLVED:

That Councillor Johnston be appointed Vice Chairman for the consideration of Schedule items 5 – 8 and the Minutes of the Planning (Viewing) Sub Committee held on 11 June 2015.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 28 May 2015 be approved and adopted.

3. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1028 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 PDC1028.

By way of a personal statement, Councillor Dibden explained that she had predetermined her decision in respect of the applications for Item 1, Rupert's Roost and Item 2, Copperfields, as she had requested that these items be brought before Committee and she believed that both applications should be refused. Councillor Dibden therefore sat apart from the Committee during its determination of both applications and spoke as Ward Member.

By way of personal statements, Councillors Dibden and Warwick stated that their respective children had been former attendees of Twyford School but they had no ongoing links with the School (Item 3, Littlebourne Field, Hazeley Road, Twyford refers). Councillor Izard also stated that he was a Ward Member but had taken no part in prior consideration of the application. All three Members spoke and voted on the application.

Councillor Warwick spoke as a Ward Member in respect of the application for Item 7, Fairview, Compton Street, Compton. Councillor Warwick sat apart from the Committee during its determination of the application.

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

Item 1. Change of use of land to use as a small private gypsy site for one mobile home and one touring caravan and associated ancillary development. (RETROSPECTIVE) - Rupert's Roost, Pestead (Peststead) Lane, Soberton. Case number: 10/00367/FUL

The Head of Development Management referred Members to the Update Sheet which made a number of factual corrections to the Report and added three further conditions to the recommendations to seek the removal of the timber sheds, to restrict the use of the touring caravan and to restrict the use of the day room to ancillary purposes. The factual corrections stated that on page 5, the reference to Winchester District Local Plan – Part 2 should refer to the South Downs Local Plan; on page 5 the reference to 12 pitches should read 5 pitches within the South Downs National Park area, and on page 9 the final paragraph should read: 'Overall, given its existing *use, albeit unauthorised*, it is likely that the site standards set out in Policy...'. In addition, one further letter of objection had been received since publication of the Report, which referred to blocking of Pestead Lane and harassment.

During public participation, Mrs Ibbey Mallett and Mr Pickford representing Soberton Parish Council spoke in objection to the application, and Jennifer Brooks spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Dibden spoke on this item as Ward Member and Councillor Read spoke as Portfolio Holder for Built Environment.

In summary, Councillor Dibden stated that the site was an open field in the South Downs National Park and there was a duty of care to protect it. The updated comments of the landscape officer had not changed the objection and the potential for harm of the landscape had increased due to the

additional development on the site. The site was also visible from the Wayfarers Walk. The application site would not be chosen in the South Downs National Park as a private gypsy site as it was in a rural area, having a rural setting and its scale dominated the site and it was not sustainable and failed to meet policy criteria. The access was single track and at its junction with Pestead Lane there had been a number of potential traffic accidents. The site was unsuitable and the application should be refused, but if the Committee were minded to approve the permission for a time limited period, it should be reduced from 3 years to 6 months to 1 year to allow the occupiers to find an alternative, more appropriate, site.

In summary Councillor Read stated that he had consulted with the Head of Strategic Planning for advice in respect of the need for the Council to demonstrate a five year supply of available sites for gypsy, traveller and travelling show people. He informed the Committee that consultations had commenced with adjacent authorities on such matters, including preparing a joint strategy with the South Downs National Park. The finished document would be separate to the Local Plan Part 2 and its preparation was behind schedule by 3 to 4 months.

At the conclusion of debate, the Committee agreed to grant temporary permission for a time limited period of three years for the reasons (and subject to the conditions and informatives) as set out in the Report and as per the Update Sheet.

Item 2: Removal of condition 2 and 3 to remove reference to time limitations; Permitted permission 09/02594/FUL - Copperfields Caravan Site, Peststead, (Pestead) Lane, Soberton.
Case number: 09/02594/FUL

The Head of Development Management referred Members to the Update Sheet which made a number of factual corrections to the Report and proposed two further conditions to the recommendations to restrict the use of the touring caravan and to restrict the use of the day room to ancillary purposes. The factual corrections stated that on page 22 the reference to 4 pitches should read 3 pitches; on page 25 the landscape comment should read 'objection' and on page 29 the reference to 12 pitches should read 5 pitches within the South Downs National Park. In addition, one further letter of objection had been received since publication of the Report, which referred to the blocking of Pestead Lane and harassment, and one letter of support from the former owners of the site stating that the site was only purchasable by gypsies. The Copperfields Appeal Decision dated 15 March 2011 was also attached to the update sheet.

During public participation, Miss Matthews and Mr Pickford representing Soberton Parish Council spoke in objection to the application and Tammy Taylor spoke in support and both answered Members' questions thereon.

During public participation, Councillor Dibden spoke on this item as Ward Member.

In summary, Councillor Dibden stated that the Planning Inspector in 2011 had concluded that the site was alien and intrusive and caused significant harm in the South Downs National Park. It was not appropriate to grant temporary permission as the harm had increased over the 4 years since the Inspector's decision, which included a condition for removal of caravans, structures, equipment and materials, which had not taken place. To approve the recommendation and its conditions would be contrary to the Planning Inspector's ruling and such action would not protect the landscape.

At the conclusion of debate, the Committee agreed to approve the application for a time limited period of three years (temporary permission) for the reasons (and subject to the conditions and informatives) set out in the Report and the Update Sheet.

Item 3: Change of use from agriculture to sports activities field: including improvements to access and landscaping - Littlebourne Field, Hazeley Road, Twyford.

Case number: SDNP/15/00686/FUL

During public participation, Dr Bailey, Headmaster of Twyford School, spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, subject to the inclusion of an informative requiring that that all parking associated with the use of the development shall be contained within the School's existing car park and that the School should take appropriate steps to inform visitors of this position, the Committee agreed to grant permission for the reasons and subject to the conditions, as set out in the Report.

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

Item 4: Construction of 1 no agricultural workers dwelling (outline) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) - Masons Meadow, Bunns Lane, Hipley, Hambledon,

Case number: 14/02555/OUT / W01583/15

During public participation, Mrs Hull representing Denmead Parish Council and Mrs Lileywhite (applicant) and Mrs Scrivenor (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.

Item 5: Proposed agricultural livestock building and temporary agricultural workers dwelling (RE-SUBMISSION) - Little Oaks, Bent Lane, Hambledon, Hampshire.

Case number: 14/02455/FUL / W01923/07

During public participation, Caroline Crow and Ashley Banning and also Mrs Hull representing Denmead Parish Council, spoke in objection to the

application and Mr Paul Harris (Agent) spoke in support and answered Members' questions thereon.

At the conclusion of debate, subject to the inclusion of an additional informative to advise that the applicant be encouraged to ensure that any large traffic movements to and from the site avoid the morning and afternoon peak and to limit overnight deliveries, the Committee agreed to grant permission for the reasons (and subject to the conditions and informatives), as set out in the Report.

Item 6: New build development comprising of 1 no. commercial unit (A3) and 4 no. residential units. (AMENDED PLANS) - 21A - 21B Southgate Street, Winchester, Hampshire.
Case number: 14/01936/FUL / W16783/09

The Head of Development Management referred Members to the Update Sheet which stated that an additional condition be added to control hours of opening to customers from 0800 to 2300 in order to protect the amenities of the occupiers of nearby premises. In addition, if the Committee were minded to approve the application, such approval was subject to consultation with Historic England and their raising no objection (as a neighbouring property was the Grade 2 listed Hotel du Vin and Bistro).

During public participation, William Gubbins spoke in objection to the application on behalf of local residents and also the residents' association and answered Members' questions thereon.

At the conclusion of debate, subject to consultation with Historic England and their raising no objection, the Committee agreed to grant permission for the reasons (and subject to the conditions and informatives), set out in the Report and as per the Update Sheet.

Item 7: (HOUSEHOLDER) Proposed two storey side and rear extension with basement (RESUBMISSION) – Fairview, Compton Street, Compton, Winchester.
Case number: 15/00784/FUL / W22679/04

The Head of Development Management referred Members to the Update Sheet which stated that the wording within the Committee report under 'Site Description', paragraph 2, line 2 should read 'separated from the site by approximately 15 metres'.

During public participation, Terry Wilson representing Compton Village Association, spoke in objection to the application and Councillor Stevens, Compton and Shawford Parish Council and Naomi Sadler (Applicant), spoke in support and answered Members' questions thereon.

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

In summary, Councillor Warwick stated that a summary of the points raised by Councillor Southgate and herself had been made available, as set out in the report. She made reference to the debate in Compton between the Parish Council and Councillors which called into question certain clauses of Policy CE23 and the appropriate application of the Policy. She reiterated the comments made by Councillor Stevens in reference to a potential lack of fairness within the Policy which allowed for works to be carried out incrementally to a property in stages, similar to that undertaken by a neighbouring property.

Councillor Warwick also addressed the concern raised by the objector in relation to the retention of one or two bed dwellings within the village and commented that she did not feel that this particular application would set a precedent as the existing property comprising of three bedrooms with the application seeking to retain this level.

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

Item 8:(HOUSEHOLDER) Construction of a retaining wall and fence with returns, infill with earth and raising the land level in rear garden by an average of 200mm over 50 square metres (RETROSPECTIVE) - 8 Montague Road, Bishops Waltham, Southampton.
Case number: 15/00617/FUL / W24151

The Head of Development Management referred Members to the Update Sheet which stated that a further letter of objection had been received by Mr Dilworth on 17 June 2015 which reiterated his previous objections. The applicant had responded to Mr Dilworth's letter of representation with letters received on 18 and 21 June 2015. The applicant's response received on 21 June included a letter from the contractor who carried out the works which clarifies the quantities and work undertaken. Specifically, it clarified the following:

- No more than 22 tons of top soil were used for the infill;
- A 0.8 ton Kubota digger was used in the groundworks;
- We used a Wrekin membrane (which is permeable) on the inside of the retaining wall;
- The soil level only reached the third sleeper so the overall height was no more than 750mm;
- Pressure treated posts were used and concreted up to a depth of 900mm;
- 250mm long timber locks were used to secure sleepers to posts.

During public participation, Mr Dilworth and Richard Ironmonger spoke in objection to the application and Mr Peter Duckmanton spoke in support 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), as 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:

- i) That in respect of Item 5 (Little Oaks Bent Lane, Hambledon) an additional informative be agreed to advise that the applicant be encouraged to ensure that any large traffic movements to and from the site avoid the morning and afternoon peak and to limit overnight deliveries.
- ii) That in respect of item 6 (21A - 21B Southgate Street, Winchester) permission be granted subject to consultation with Historic England and their raising no objection.

2. That the decision taken on the Development Control Application in relation to the application inside the area of the South Downs National Park be agreed as follows:

- i) That in respect of Item 3 (Littlebourne Field, Hazeley Road, Twyford) an additional informative be included that all parking associated with the use of the development hereby approved shall be contained within the School's existing car park and that the School should take appropriate steps to inform visitors of this position.

5. **MINUTES OF PLANNING (VIEWING) SUB-COMMITTEE HELD ON 11 JUNE 2105**

(Report PDC1029 refers)

RESOLVED:

That the minutes of the Planning (Viewing) Sub-Committee, held on 11 June 2105 (relating to the Police Constabulary building and Station Mill, Alresford), be received (attached as Appendix A to these minutes).

The meeting commenced at 9.30am, adjourned for lunch between 12.50pm and 2.00pm and concluded at 5.10pm.

Chairman