

PLANNING COMMITTEE

15 October 2015

Attendance:

Councillors:

Ruffell (Chairman) (P)

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

Johnston (P)
McLean (P)
Scott (P)
Tait (P)

Others in attendance who addressed the meeting:

Councillors Susan Cook and Gottlieb

Others in attendance who did not address the meeting:

Councillors Byrnes (Portfolio Holder for Local Economy) and Read (Portfolio Holder for Built Environment)

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 17 September 2015 be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1035 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 PDC1035.

Councillor Evans declared a personal but not prejudicial interest in respect of Item 6 as Parish Councillor for Wickham Parish Council who had raised objection to the application. However, she stated that she had taken no part in their discussion of this application and as such she spoke and voted on the matter thereon.

Councillor Izard made a personal statement that item 3 was within his Ward but he had no declarations of interest to declare on this item. Although he had met with residents in relation to the planning process and was Chairman of Colden Common Parish Council, he had specifically not taken part in any meeting to discuss this application and, as such he spoke and voted on the application thereon.

At the invitation of the Head of Development Management, the Committee had visited the sites relating to Items 3, 5 and 6 on 13 October 2015, to assist them in assessing the proposed developments in relation to their setting. The site visits were attended by the Members present on the Committee, with the exception of Councillor Dibden who explained that she had visited the sites on a separate occasion and Councillor Scott who explained that he considered that he had sufficient knowledge of the sites to determine these applications.

In addition, Councillor Evans explained that she had attended the site visits relating to Items 3 and 5 but not Item 6 as this site was known to her due to living in the locality and Councillor Tait who explained that he had also attended the site visits for Items 3 and 5 but had visited Item 6 on a separate occasion.

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

Item 1. Provision of stables following removal of barn (RESUBMISSION)
Worlds End Cottage, Apless Lane, Worlds End, Hambledon, Waterlooville
Case number: 15/01650/FUL/W06312/09

The Head of Development Management referred Members to the Update Sheet which outlined the following; (1) a number of textual amendments to the Report and within conditions 3, 4, 7 and 8 and informatives 1 and 3; (2) the removal of reference to 12/01734/FUL as this did not relate to this site; and (3) additional landscaping condition as follows:-

‘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 in accordance with an implementation programme that forms part of the details.

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

During public participation, Keith Brown and Councillor Paula Langford-Smith (Denmead Parish Council) spoke in objection of the application and Ian Donohue (Agent) spoke in support of the application and answered Members’ questions thereon.

Following public participation and in response to questions from Members, Officers confirmed that since visiting the site, the applicant had commenced works on site which had resulted in the removal of the barn and the early

installation of the new stable facility which now rendered the application part retrospective.

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 as per the Update Sheet set out above and subject to further additional conditions as follows: (1) no more than eight stables to be used at the application site (to prohibit use of further horse structures and mobile horse storage on site); (2) In the event of the use of security lighting on site, full details to be submitted by applicant and approved by the Council prior to implementation; (3) lighting to be directed downwards to avoid light spillage; (4) details of an area of hardstanding for the parking and storage of horse box trailer and associated vehicles to be provided with adequate integration into the landscape setting; and (5) roofing materials to be colour appropriate. Applicant to submit full details, as outlined by conditions as set out above, within an appropriate time period to secure approval of final details from the Local Planning Authority. Due to the part retrospective nature of the application site, the exact wording of conditions contained within the Report, the Update Sheet and additional conditions as set out above, be delegated to the Head of Development Management to determine, in consultation with the Chairman.

Item 2: Provision of a new equestrian exercise area (manège)
Worlds End Cottage, Apless Lane, Worlds End, Hambledon, Waterlooville
Case number: 15/01654/FUL/W06312/08

The Head of Development Management referred Members to the Update Sheet which outlined a number of wording amendments and additions to the Report and informatives 1 and 3; the removal of reference to 12/01734/FUL as this did not relate to this site; and additional landscaping condition as follows:-

'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 in accordance with an implementation programme that forms part of the details.

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

During public participation, Keith Brown and Councillor Paula Langford-Smith (Denmead Parish Council) spoke in objection of the application and Ian Donohue (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 following reasons: Contrary to Policies RT11(iv), due to its detrimental impact on neighbouring property in close proximity to the application site with exact wording and relevant policies delegated to the Head of Development Management to determine, in consultation with the Chairman.

Item 3: Erection of 3no.dwellings; 1 no. detached three bed house to front following demolition of detached garage and 2no. semi-detached (1no x two bed and 1no x three bed) houses to rear. Associated car and bicycle parking and refuse facilities

44 Spring Lane, Colden Common

Case number: 15/00268/FUL/ W15301/03

The Head of Development Management referred Members to the Update Sheet which outlined that conditions 3 and 5 should refer to the latest General Permitted Development 2015 Order and not the 1995 Order and condition 18 should not refer to the conservation area or listed building within the reason. In addition, a further letter of objection had been received raising matters already covered in the Report and a letter raising issue with the wording of parts of the Report had been received, as set out in the Update Sheet.

During public participation, Max Davies, Lloyd Jones and Councillor Maggie Hill (Colden Common Parish Council) spoke in objection to the application and Stephen Lawrence (Agent) spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Susan Cook spoke on this Item as a Ward Member.

In summary, Councillor Susan Cook stated that whilst residents welcomed development in the area, they were strongly opposed to the scheme and the proposed plans in question due to the overbearing impact on adjacent properties and to existing boundaries, in particular Plot 1. She made reference to the lack of consideration shown to local residents by the builders prior to plans being drawn up with no consultation or community engagement process being in place with the local residents to establish a design in keeping with the area and a consistent approach.

At the conclusion of debate, the Committee agreed to refuse permission for the following reasons: Contrary to Policy DP3(vii), due to the close proximity of Plot 1 to the neighbouring property at 42 Spring Lane, resulting in overshadowing and an overbearing form of development; the exact wording and relevant policies referred to in the reasons for refusal to be delegated to Head of Development Management to determine, in consultation with the Chairman).

Item 4: (HOUSEHOLDER) Demolition of detached bungalow and garage and construction of 1no. two storey detached house with basement and associated landscaping.

16 Lynford Way, Winchester

Case number: 15/01148/FUL / W14582/02

The Head of Development Management referred Members to the Update Sheet which outlined revisions to condition 6 to take into account the updated General Permitted Development Order 2015, to read as follows:-

Condition 6: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A-F of Parts 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality, to maintain a good quality environment and to ensure the innovative design solution is maintained on this development.

During public participation, Graham Jones, spoke in objection to the application and Graham De'ath (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 and as per the Update Sheet.

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

Item 5: Erection of 2 dwellings, associated access drive and new landscaping (RESUBMISSION)

Land Rear of Plough Steep, Main Road, Itchen Abbas

Case number: SDNP/15/03362/FUL

The Head of Development Management referred Members to the Update Sheet which stated that two further letters of objection have been received raising no new issues to those set out in the Report.

Additional updates were reported at the meeting as follows: (1) letters of objection should read "19 letters of objection and 12 letters of support" due to a number of letters being received from the same properties; (2) s106 agreement to incorporate Biodiversity Enhancement Plan, accepted by applicant; (3) amendment to condition 1 to reference the correct plans submitted with this application.

During public participation, George O'Connor, spoke in objection to the application and Ian Waight (Applicant) and Robin Buchanan (Agent), spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Gottlieb spoke on this Item as Ward Member.

In summary, Councillor Gottlieb stated that he was speaking in support of the views expressed by local residents and the Parish Council and urged the Committee to object to this application in its current form. He was keen to ensure that policy supporting village plans was followed and made reference to the locality of supporters of the application suggesting that several may reside elsewhere within the District and not within the immediate vicinity of the village which he considered was misleading, particularly when the large majority of local residents of Itchen Abbas objected to the application.

At the conclusion of debate, the Committee agreed to grant permission for the reasons set out in the Report and, subject to amendments as follows: (1) s106 agreement to incorporate Biodiversity Enhancement Plan, as accepted by applicant and verbally reported by officers, as set out above; (2) corrected plan list (3) additional condition to require a lighting scheme to be submitted and agreed in writing by the LPA, in accordance with the South Downs National Park Dark Skies policy.

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

Item 6: Outline application with all matters reserved (except for access) for the construction of 81 residential dwellings, landscaping, open space and associated works

Land Opposite Bramdean, Forest Road, Waltham Chase

Case number: 15/01106/OUT / W20168/03OUT

The Head of Development Management referred Members to the Update Sheet which outlined a further condition to set out a limit on the height of the proposed housing to no more than two and a half storeys high, as follows:

Condition 19: The dwellings permitted to be constructed at the sites shall not exceed two and half storeys in height. Reason: In the interests of local amenity and to define the scope of this permission;

Conditions 14 and 15 omitted from the Report and need to be included, as set out in the Update Report; wording amendments to design/layout section of the Report, as set out in the Update Sheet; and changes to condition 18 should refer to the latest General Permitted Development Order 2015 and not the 1995 Order.

During public participation, Martin Hawthorne (WYG Planning) 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 as per the Update Sheet.

Item 7: Demolition of existing building and redevelopment comprising of 5 no. dwellings with associated works

The Shieling, New Road, Swanmore

Case number: 15/01111/FUL / W06864/04

The Head of Development Management referred Members to the Update Sheet which outlined that Conditions 3 and 4 should refer to the latest General Permitted Development 2015 Order and not the 1995 Order. Additional Ecology Condition and Informative added, as set out within the Update Sheet.

During public participation, Andrew White and John Woodman (Swanmore Parish Council) spoke in objection to the application and Naomi Crassweller

(On behalf of the 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 and as per the Update Sheet.

Item 8: (RETROSPECTIVE) Proposed change of use to storage and distribution (B8)

Unit 2, Knowle Farm, Mayles Lane, Knowle

Case number: 15/01249/FUL / W0865524

The Head of Development Management referred Members to the Update Sheet which stated that: (1) the description of the proposed development has been amended to now read '(RETROSPECTIVE) Proposed use of the site for storage and distribution of aggregates and landscape supplies'; (2) Wording modifications to Conditions 1 and 4; and (3) One further letter of representation had been received from Councillor Clear on 13 October, which was also circulated to Members of the Committee.

During public participation, Martin Horn spoke in objection to the application and Ian Donohue (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 as per the Update Sheet.

RESOLVED:

1. That the decisions taken on the Planning 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, additional conditions be included as follows: (1) no more than eight stables to be used at the application site (to prohibit use of further horse structures and mobile horse storage on site); (2) In the event of the use of security lighting on site, full details to be submitted by applicant and approved by the Council prior to implementation; (3) lighting to be directed downwards to avoid light spillage; (4) details of an area of hardstanding for the parking and storage of horse box trailer and associated vehicles to be provided with adequate integration into the landscape setting; and (5) roofing materials to be colour appropriate. Applicant to submit full details, as outlined by conditions as set out above, within an appropriate time period to secure approval of final details from the Local Planning Authority.

Due to the part retrospective nature of the application site, the exact wording of conditions contained within the Report, the Update Sheet and additional conditions as set out above, be delegated to the Head of Development Management to determine, in consultation with the Chairman;

- (ii) That in respect of item 2 (Worlds End Cottage, Apless Lane, Worlds End), permission be refused for the following reasons: Contrary to Policies RT11(iv), due to its detrimental impact on neighbouring property in close proximity to the application site with exact wording and relevant policies delegated to the Head of Development Management to determine, in consultation with the Chairman; and
- (iii) That in respect of item 3 (44 Spring Lane, Colden Common), permission be refused for the following reasons: Contrary to Policy DP3(vii), due to the close proximity of Plot 1 to the neighbouring property at 42, Spring Lane, resulting in an overshadowing and an overbearing form of development, the exact wording and relevant policies referred to in the reasons for refusal to be delegated to the Head of Development Management to determine, in consultation with the Chairman).

2. That the decision taken on the Planning Applications in relation to those applications inside 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 5, amendments as follows: (1) s106 agreement to incorporate Biodiversity Enhancement Plan, accepted by applicant as set out above; (2) corrected plan list (3) additional condition to require a lighting scheme to be submitted and agreed in writing by the LPA, in accordance with the South Downs National Park Dark Skies policy.

The meeting commenced at 10:00am, adjourned for lunch between 1.40pm and 2.15pm and concluded at 5.45pm.

Chairman