

PLANNING COMMITTEE

24 March 2016

Attendance:

Councillors:

Ruffell (Chairman) (P)

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

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

Deputy Members:

Councillor Warwick (Standing Deputy for Councillor McLean)

Others in attendance who addressed the meeting:

Councillors Simon Cook, Gemmell and Read (Portfolio Holder for Built Environment).

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 3 March 2016 be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1049 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 PDC1049.

Councillor Jeffs declared a personal but not prejudicial interest in respect of Items 1 and 2 as the landowner was known to him. However, he stated that he had not been in discussion with the landowner on this particular application and as such he spoke and voted on the matter thereon.

Councillor Evans declared a personal but not prejudicial interest in respect of Item 7 as Parish Councillor for Wickham Parish Council who had raised objection to the application and as the occupants in the adjoining property, Cold Harbour Farm, were known to her. However, she stated that she had taken no part in any discussion of this application and as such she spoke and voted on the matter thereon.

Councillor Dibden declared an interest in respect of item 10, as she had predetermined the application, as Ward Member making representation to the Planning Officer and as such she sat apart from the Committee during its determination of the application. In addition, Councillor Dibden declared a disclosable pecuniary interest in respect of SDNP item 11 as the owner of the property. Councillor Dibden withdrew from the meeting during the consideration of this item taking no part in the discussion or vote thereon.

At the invitation of the Chairman, Councillor Read (Portfolio Holder for Built Environment) addressed the Committee to advise that all contributors to Village Design Statements (VDS) would be contacted from June onwards to ensure that all VDS are updated in line with Local Plan Part 2 (LPP2) in order to conform with the new system.

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

Item 1: - Demolition of police constabulary building and development of retirement housing for the over 55s involving the conversion, internal and external alterations and extension of Station Mill to form 4 residential apartments. Erection of three storey detached building comprising 15 apartments. Alterations to accesses, surface and basement level parking and landscaped grounds (AFFECTS THE SETTING OF A LISTED BUILDING) (RESUBMISSION) - Hampshire Constabulary, Alresford Police Station, Station Road, Alresford.

Case number: 15/02153/FUL / W134636/07

The Head of Development Management referred Members to the Update Sheet which corrected an error to the wording of the final paragraph of page 5 of the Report to read 'Application 15/02154/LIS is also on this agenda recommended for **approval**'.

During public participation, Simon Evans (Chairman of the Alresford Chamber of Commerce), Mrs Parker and David Williams (on behalf of the Agent) spoke in support to the application and answered Members' questions thereon.

During public participation, Councillor Simon Cook spoke on this item as a Ward Member.

In summary, Councillor Cook stated that the proposed development was situated within Alresford Town Centre and had received overwhelming support from the local community. The only objection to the application had come from the Town Council who had not made representation to address the Committee on this matter. The Station Mill was not considered a suitable

location for an office facility or affordable housing build. The previous office use on site had never been used to capacity with rents below economic rates. With the costs to repair the fabric of the building, the installation of appropriate access and the provision for disabled access in order to bring the building up to a satisfactory standard costing in the region of £400,000, this would render any new office floor space of an excessively high let value per square metre which would further deter future businesses. Previous businesses had all relocated to nearby alternative office accommodation indicating that there was already adequate office space in the Alresford area with no necessity for further office facilities. The need, demand and benefits for residents with the development proposed outweighed the reasons for refusal, therefore the application should be approved.

At the conclusion of debate, the Committee agreed to grant planning permission as the planning merits of the application was considered to outweigh the disadvantages referred to in the Report, in accordance with policies CP(9) and MTRA(1), subject to the following conditions; completion of a satisfactory legal agreement in respect of the affordable housing contribution of £85,000; retirement housing for those over the age of 55 only, not for general open market housing purchase; the exact wording of materials and relevant policies referred to in conditions and reasons for permission, along with informatives to be delegated to Head of Development Management to determine, in consultation with the Chairman.

Item 2: Demolition of police constabulary building and development of retirement housing for the over 55s involving the conversion, internal and external alterations and extension of Station Mill to form 4 residential apartments. Erection of three storey detached building comprising 15 apartments. Alterations to accesses, surface and basement level parking and landscaped grounds (RESUBMISSION) - Hampshire Constabulary, Alresford Police Station, Station Road, Alresford.
Case number: 15/02154/LIS / W134636/08

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 3: Construction of a new primary care facility, consisting of 18 consulting rooms, 3 treatment rooms, waiting spaces, ancillary spaces, offices and pharmacy; external works include ancillary spaces, car parking and hard and soft landscaping, including alterations to the footway and highway - Car Park, Upper Brook Street, Winchester.
Case number: 15/02897/FUL / W00374/05

The Head of Development Management referred Members to the Update Sheet which set out the amended plans submitted in relation to general waste bin storage, suggested amended wording to conditions 2, 3 and 16 as follows; condition 3 (to remove reference to some hard landscaping details); condition 16 (removal of reference to under croft artwork to be produced by a local artist). All three conditions to require details to be submitted and approved

prior to the commencement of the super-structure rather than prior to any development to allow time for certain details to be finalised.

During public participation, Dr Susie Burns spoke in support to the application and together with Paul Conway (architect) 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 4: Demolition of existing dwellings Buchanans and Flowerdown Cottage and the erection of 1No. two bedroom dwelling, 3No. three bedroom dwellings and 4No. four bedroom dwellings with associated access, garages, parking and landscaping and the installation of wastewater treatment system to the rear garden of Flowerdown House (AMENDED SITE PLAN AND LANDSCAPE STRATEGY PLAN SUBMITTED) - Buchanans, Deane Down Drove, Littleton, Winchester.
Case number: 15/01663/FUL / W05498/01

The Head of Development Management referred Members to the Update Sheet which stated that a revised site layout plan (2043/02) Rev D) had been submitted providing a minor adjustment to Plots 7 & 8 to move the plots forward towards Deane Down Drove to ensure that the two storey element of Plot 8 would be located forward of the neighbouring property, Flowerdown House. Additional condition proposed to ensure retention of northern boundary treatment.

During public participation, Mr Sandy Kinninmonth spoke in objection to the application and Chris Rees (Agent) spoke in support to the application and answered Members' questions thereon.

A motion that the application be deferred for a Planning (Viewing) Sub Committee to be carried out to assess the site, in accordance with the Littleton Village Design Statement (VDS), was voted on and lost (Voting: 2 for; 7 against).

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, subject to additional condition regarding boundary treatment, and an amendment to condition 20 in respect of the obscure glazing to the en-suite windows in plot 5 and 3 to , to be fitted with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, and details of hard surfacing to be submitted and delegated to the Head of Development Management for approval, in consultation with the Chairman.

Item 5: Change of use from C3 Residential to A2 Professional Services (Chartered Building Surveyors) - The Old Fire Station, Upper Basingwell street, Bishops Waltham.

Case number: 16/00201/FUL / W05615/08

During public participation, Ivor Bell spoke in objection to the application and Councillor Robert Shields representing Bishops Waltham Parish Council and Simon Goddard (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, with a further informative requesting that the applicant encourage employees and visitors to the site to use alternative means of transport to avoid reliance on private motor vehicles and to encourage provision of season tickets for public car parks when alternative means of transport are not available or practical.

Item 6: New dwelling and garage on previously developed land - Yule Cottage, Winters Road, Shirrell Heath.

Case number: 15/02942/FUL / W24101/01

The Head of Development Management referred Members to the Update Sheet which detailed the viability statement submitted by the applicant in respect of Affordable Housing Contribution and recently sent to the Council's Estate Department for consultation response. Reason for refusal 2 be delegated for deletion in the absence of a formal response from the Estate Department, if necessary. A verbal update was also given by the Officer stating that reason for refusal 3 (Solent Disturbance and Mitigation Charge Zone) payment was paid the previous day by the applicant, however, the associated deed in respect of this payment was still awaited. Delegation was given to officers for the deletion of this reason for refusal.

During public participation, Jess Bond, representing Shedfield Parish Council and Steve Veck (Applicant) and Kate Clifford (Agent) spoke in support to the application and answered Members' questions thereon.

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

In summary, Councillor Gemmell stated that she fully supported the application at a site that she considered fell within the outline of Shirrell Heath village between the Main Road and Winters Road. Shirrell Heath was a small village with little building opportunities that would be permitted by the Council which would eventually lead to the demise of the village and classed as 'unsustainable'. The application site was family land and had been so for over 100 years. The Parish Council had not received any concerns against the proposal which would simply result in a local villager being able to return to his roots, therefore the application should be approved.

At the conclusion of debate, the Committee agreed to refuse the application for the reasons and informatives set out in the Report and as per the Update Sheet.

Item 7: Proposed change of use from B1c to B2 with erection of new detailing building, replacement of one window to form new sliding doors to showroom and 2 x new standing storage - Town and Country Memorials, Drokes Farm, Titchfield Lane.

Case number: 15/002570/FUL / W09476/11

The Head of Development Management referred Members to the Update Sheet which suggested amended wording to condition 2 (to include 'vehicle servicing'); condition 7 (to read 'Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority **prior to the occupation of the development for its permitted use.**') and additional conditions proposed as follows:-

No equipment, plant, materials, parts or packaging shall be stored outside of the buildings at any time. Reason: In the interests of visual amenity.

Doors/windows to the building shall be kept closed whilst repair/ servicing/ maintenance activities are being carried out inside. Reason: To protect the amenities of the occupiers of nearby properties.

Before air ventilation or compressing equipment is installed and operated on the premises, a full acoustic report (with a scheme of attenuation measures) shall be submitted and approved in writing by the Local Planning Authority.

The equipment shall be installed and maintained in accordance with the approved scheme. Reason: To protect the amenities of the occupiers of nearby properties

Before construction of the 'New Detailing Building' (Drawing "Proposed Plans, Elevations, Sections" Revision C, dated Nov 2015) shall not commence until details and samples of the materials to be used in the construction of the external surfaces of that structure 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.

During public participation, Sheila Williams and Councillor Tim Harper representing Wickham Parish Council spoke in objection to the application and Matt Auty (applicant) spoke in support 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 conditions and informatives) set out in the Report and as per the Update Sheet, subject to: an amendment to Condition 7 that the external lighting will not be switched on between the hours of 2000 and 0800; all valeting work to be undertaken internally to minimise noise disturbance in the surrounding area; with additional informative to advise staff and visitors that parking on the highway verge is unacceptable at all times,

and that the proposed signage requires separate permission for advertisement consent.

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

Item 8: Demolition of the existing two storey three bed detached dwelling and detached garage and erection of a two storey four bed detached dwelling with carport and creation of a new vehicular access on to Upham Street and closure of the rear access - Arbour Cottage, Upham Street, Upham
Case number: SDNP/15/04971/FUL

The Head of Development Management referred Members to the Update Sheet which stated that a revised layout plan had been submitted showing an amended roof plan to match the elevation drawings. The proposed dwelling floor area had also been updated.

During public participation, Councillor David Ashe representing Upham Parish Council spoke in objection to the application and Stephen Andrews (Agent) spoke in support 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 conditions and informatives) set out in the Report and as per the Update Sheet, subject to the amendment of condition 04 to include a requirement for the submission of details of the proposed high level alarm for installation in connection with the drainage works, for approval by the Head of Development Management, in consultation with the Chairman.

Item 9: Change of use from B1 (C) to MOT service centre (Amended description) - Unit 3, Abbas Business Centre, Main Road, Itchen Abbas
Case number: SDNP/15/04847/FUL

The Head of Development Management referred Members to the Update Sheet which outlined one additional objection from Itchen Valley Society and amended wording to condition 03 (to read 'The change of use of the premises shall be limited to **a MOT test centre with associated vehicle repairs** and for no other purpose...' with an additional condition 09 (no paint spraying at any time).

During public participation, John Beresford and Chris Rees, together with Patrick Appleby, representing Itchen Valley Parish Council, spoke in objection to the application and Huma Yun-Qureshi (on behalf of the Applicant) spoke in support to the application and answered Members' questions thereon.

At the conclusion of debate, the Committee voted not to permit the application and agreed to adjourn the matter for officers to liaise with the applicant regarding the proposed ventilation system which would need to be installed to ensure doors remained shut during all noisy working practices and to carry out a full noise assessment to be submitted to the Head of Development

Management, together with details of the ventilation system, to order to ensure the applicant can adequately carry out the work of the business.

Item 10: Replace original metal gates with part wooden, part metal gates (Additional plans received 20.01.2016) - 9 The Maltings, Hambledon.
Case number: SDNP/15/06505/HOUS

During public participation, Dr John Thornton representing Hambledon Parish Council spoke 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 conditions and informatives) as set out in the Report.

Item 11: 4 no. Conifer to fell - Well Cottage, West Street, Hambledon
Case number: SDNP/16/00568/TCA

At the conclusion of debate, the Committee agreed that no objection be raised to the application.

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 1 (Hampshire Constabulary, Alresford Police Station, Station Road, Alresford), planning permission be granted as the planning merits of the application were considered to outweigh the disadvantages, in accordance with policies CP(9) and MTRA(1), subject to; completion of a satisfactory legal agreement in respect of affordable housing contribution of £85,000, provision; retirement housing for those over the age of 55 only; not for general open market purchase, with authority delegated to the Head of Development Management, in consultation with the Chairman to approve the exact wording for materials and relevant policies referred to in conditions and reasons and informatives for permission.

(ii) That, in respect of item 3 (Car Park, Upper Brook Street, Winchester), planning permission be granted, subject to revised amended plan (refuse bin storage) with conditions 2, 3 and 16 amended, set out above and contained in the Update Sheet;

(iii) That, in respect of item 4 (Buchanans, Deane Down Drove, Littleton, Winchester), planning permission be granted, subject to revised site layout, as set out above, and additional conditions as follows; retention of northern boundary treatment;

obscuration levels of glazing to windows, as specified within condition 20 of the Report, to be equivalent to Pilkington level four as a minimum; details of hard surfacing to be submitted and delegated to the Head of Development Management for approval, in consultation with the Chairman;

(iv) That, in respect of item 6 (Yule Cottage, Winters Road, Shirrell Heath), planning permission be refused, with reason for refusal 2 delegated to officers for deletion in the absence of a formal consultation response from the Estates Department, as set out above and in the Update Sheet; and

(v) That, in respect of item 7 (Drokes Farm, Titchfield Lane), planning permission be granted, subject to the amendments and additional conditions, as set out above and in the Update Sheet, together with an additional amendment to Condition 7, that the external lighting will not be switched on between the hours of 20:00 and 08:00 and additional condition requiring all valeting work to be undertaken internally to minimise noise disturbance in the surrounding area and with additional informative to advise staff and visitors that parking on the highway verge is unacceptable at all times, and that the proposed signage requires separate permission for advertisement consent.

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

(i) That, in respect of item 8 (Arbour Cottage, Upham Street, Upham), planning permission be granted, subject to the revised layout plan with amended roof plan to match the elevation drawings, as set out in the Update Sheet and an additional condition that details of the high level alarm for installation be submitted for approval by the Head of development Management, in consultation with the Chairman; and

(ii) That, in respect of item 9 (Unit 3, Abbas Business Centre, Main Road, Itchen Abbas), the application be adjourned and the decision deferred to obtain from the applicant full details of the ventilation system to be installed, to be provided in order to ensure doors remain shut during noisy working practices; and to enable a full noise assessment to be carried out and submitted to the Head of Development Management, as set out above.

3. **CONFIRMATION OF TREE PRESERVATION ORDER 2159 – LAND AT TWYFORD PARISH HALL, HAZELEY ROAD, TWYFORD**
(Report PDC1047 refers)

The Head of Development Management referred Members to the Update Sheet which stated that three further letters of objection had been received. However, the points raised did not change the recommendation as set out in the Report. A second tree report had been received by an independent tree consultant in relation to the health and structural condition of the tree, with the further detail as set out in the Update Sheet.

During public participation, Christopher Mitchell (representing Twyford Parish Hall and Twyford Parish Council) spoke in objection to the confirmation of Tree Preservation Order 2159, as set out in the Report and answered Members' questions thereon.

Following lengthy discussion and at the conclusion of the debate, the Committee took a vote that Tree Preservation Order 2159 be confirmed as set out in the Report and the Update Sheet, which was lost (Voting: 3 for; 4 against, 2 abstentions).

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2159 is not confirmed and is marked accordingly.

4. **PLANNING APPEALS – SUMMARY OF DECISIONS (MAY TO DECEMBER 2015)**
(Report PDC1050 refers)

The Chairman announced that if the Committee wished to consider any particular appeal decision, as set out in the Report, this would be noted for further consideration at the next meeting of the Committee.

RESOLVED:

1. That the Report be noted; and
2. That, the appeal decisions in relation to Items 1, 2, 3 and 6, as set out in the Report, be further considered at the next meeting of the Planning Committee on 21 April 2016.

The meeting commenced at 9.30am, adjourned between 12:45pm and 2:00pm and concluded at 6.25pm.

Chairman