

PLANNING COMMITTEE

26 May 2016

Attendance:

Councillors:

Ruffell (Chairman) (P)

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

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

Others in attendance who addressed the meeting:

Councillors Godfrey and Learney

Others in attendance who did not address the meeting:

Councillor Bell

1. **APPOINTMENT OF VICE-CHAIRMAN FOR 2016/17 MUNICIPAL YEAR**

RESOLVED:

That Councillor Read be appointed Vice-Chairman of the Committee for the 2016/17 Municipal Year.

2. **FUTURE MEETING DATES OF THE PLANNING COMMITTEE FOR 2016/17**

RESOLVED:

That the future meeting dates and time of the Planning Committee for 2016/17, as set out in the agenda, be agreed.

3. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 21 April 2016 be approved and adopted, subject to the following additional text requested by Sparsholt Parish Council in respect of the

Sparsholt College planning application (Case number: 16/00116/FUL/W00124/132):

‘During the course of the debate the Corporate Director, Steve Tilbury, intervened in order to suggest to the Committee that consideration of the application be deferred until a later date but this was rejected by the Committee.’

4. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1053 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 PDC1053.

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

Item 1: Outline Planning Application (All matters reserved except access):
Erection of about 120 no. Dwellings (including affordable housing), including provision of vehicular and pedestrian access, landscape and ecology management, parking, secure cycle storage and servicing - Street Record Albany Drive Bishops Waltham.
Case number: 15/00053/OUT/W24082

The Head of Development Management referred Members to the Update Sheet which outlined that a correction was required to condition 07 (d) which referred to eight Heavy Standard Oak trees to be planted behind the existing avenue of trees on Winchester Road. It was noted that this should state ten Heavy Standard Oak tree. It was also noted that further comments had been received from the City Council’s Ecology Officer confirming no objections on ecological grounds but requesting three additional conditions requiring the creation of a related Habitat Management Strategy; that works be carried out in full accordance with the Ecological recommendations in section 4 of the Tyler Grange Albany Farm, Bishops Waltham Ecological Assessment (dated 5 May 2016); and that any revisions required to the layout at the reserved matters stage should not result in the loss of trees with bat roost potential (as identified in the Albany Farm Bat Tree information document) and that the development layout shall not extend beyond the red lines marked on the drawing included within the document so as to safeguard the trees and hedgerows in Blocks A and B.

During public participation, Councillor Robert Shields (Bishops Waltham Parish Council) highlighted concerns that the design of the scheme did not follow the guidance in the Bishops Waltham Design Statement.. Amanda Sutton (Agent), spoke in support of the application. Both answered Members’ questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the s106 agreement, conditions and informatives), set out in the Report and as per the Update Sheet.

Item 2: Demolition of existing dwelling, erection of 4 new dwellings (AMENDED PLANS) – The Gables 77 Downs Road South Wonston.
Case number: 15/01896/FUL / W07984/01

The Head of Development Management referred Members to the Update Sheet which highlighted a typographical error in the original report on page 26 (Design/layout section, second sentence in second paragraph – this should refer to 89 and 91 Downs Road, not 90 and 91). The Head of Development Management also advised of a recent Court of Appeal decision which allowed the Secretary of State's appeal, against the High Court's decision in July 2015, to quash the Government's guidance in respect of offering support for small scale developers. This support introduced a threshold beneath which affordable housing contributions should not be sought. Given the change in Government guidance, and that this proposal did not breach the threshold, financial contributions towards Affordable Housing were not required in this case.

During public participation, Matthew Emery spoke in objection to the application and Jeremy Tyrell spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Godfrey stated that he felt that the Committee was missing some key information and that the comparison with 89 and 91 Downs Road was not comparing like with like as that was on a different scale, comprising bungalows which were surrounded by high trees. The four, larger buildings here had insufficient parking in his opinion, and that there was insufficient screening and amenity space. He stressed that putting four houses in place of one was not respecting the character of the area, nor was there any local need. He also felt that local wildlife and flora and fauna had not been taken into account.

At the conclusion of debate, the Committee expressed reservations and concerns about both the overdevelopment quantum that this development would cause along with the harm to neighbourhood amenity, and accordingly refused the application on these grounds citing policies DP3 and 3.7 respectively from the Local Plan.

Item 3: 2no. new detached 3 bedroom dwellings on land to the rear of 25 & 27 Downs Road – Fieldfares 27 Downs Road South Wonston.
Case number: 16/00611/FUL/WPP-04916867

The Head of Development Management referred Members to the Update Sheet which advised that, since the publication of the agenda, a further letter

of objection had been received from residents at 29 Downs Road in respect of the amended plans in which it was stated that concerns relating to overlooking and being out-of-keeping were still present. It was noted that the proposed bin store location, on the access road, would not have a significant impact on the neighbours.

During public participation, Brenda Hargreaves spoke in objection to the application and Jason Murphy (Architect) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Godfrey stated that he felt the proposed dwellings were out-of-keeping with the area in terms of scale, form and fenestration; was too close to the neighbours' conservatory; would adversely affect flora and fauna and bats in the area; that the trees would provide insufficient screening; and that a bin store on an access road was not appropriate or workable. He also felt the Council's Village Design Statement was not being taken into account, particularly with regard to roof heights.

In response, the Head of Development Management advised that crown lifting of the trees, as proposed, was deemed to be good management; that a distance of 22m from 29 Downs Road was felt to be acceptable; that the County Council's Highways Department raised no objection to the application or proposed access; and that in respect of the exiting wildlife habitats, the Council's ecologist was satisfied with what was proposed. In response to Mrs Hargreaves' concern that plans were out-of-date (as they did not show her conservatory), it was confirmed that whilst Ordnance Survey maps did not show this, Planning Officers had taken it into account with their measurements.

As with the previous application, the recent change in Government Guidance meant that a financial contribution towards Affordable Housing was not required in this case.

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 4: Extend the existing cottage at ground to provide a new kitchen to meet current building standards and at first floor to include a new master bedroom and en-suite bathroom – Lomer Cottage, Lomer Lane, Warnford
Case number: SDNP/16/00858/HOUS

During public participation, Dan Wilden (the Agent) spoke in support of the application and answered Members' questions thereon.

In response to Members' questions and concerns, the Head of Development Management advised that, in accordance with SDNP policy and considerations the footprint, rather than solely the number of bedrooms, was the key consideration here and that policy CE.23, relating to small dwellings in the countryside, was still in place. The SDNP emerging policy on smaller dwellings in the countryside will in time supersede policy CE.23 and this still requires the retention of smaller dwellings in the countryside. The Head of Development Management also advised that the policy did not prevent the dwelling from being extended, but sought to control the size increase to accord with policy.

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

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

Item 5: Conversion of existing mixed A1 and C3 buildings with single and two storey rear and side extensions and adaptations to form 6No. One bedroom apartments - 7 - 9 Gordon Avenue Winchester
Case number: 16/00258/FUL/W24433

The Head of Development Management referred Members to the Update Sheet which set out a Planning history update.

During public participation, Mr Witt spoke in objection of the application and Amrik Chahal (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 – with no Affordable Housing Contribution being required, for the same reasons as earlier applications on this agenda

Item 6: Erection of 1no. detached dwelling to rear of property – Land Adjacent to 37, Winslade Road, Bradley Road, Harestock.
Case number: 15/01358/FUL/W09845/01

The Head of Development Management referred Members to the Update Sheet which advised that the applicant had already signed a s106 undertaking in respect of affordable housing contributions. Given the recent change in Government guidance that affordable housing contributions should not be sought for smaller (ten units or less) developments, the permission would not now be subject to the undertaking.

During public participation, Jean Coveney spoke in objection to the application and answered Members' questions thereon.

During public participation, Councillor Learney spoke on this item as a Ward Member and Littleton and Harestock Parish Council representative.

In summary, Councillor Learney pointed out that, whilst the Harestock estate had indeed evolved, only two additional houses had been built and these had been matched to the existing properties. The proposed dwelling here was felt to be an alien feature, and that the slate roof, in particular, would be out of keeping. Access would be a likely problem, and she highlighted the Parish Council's continued requests for traffic calming before any access works took place in this area. She cited a similar application that was refused permission as it was out-of-character and felt that this should be followed here. The gardens in the area were not significantly large, so the selling off of a garden here would create a cramped, out-of-keeping feel.

In response, the Head of Development Management advised that access to the proposed dwelling was from an unclassified road and so would not need permission.

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 (no s106 Undertaking required).

Item 7: Two storey rear and single storey side extension - 23 Clifton Road Winchester.

Case number: 16/00324/FUL / WPP-04826471

The Head of Development Management referred Members to the Update Sheet which set out amended wording for proposed condition 6. In addition, a verbal update was provided which would mean that any alterations to the front boundary wall would not be approved.

During public participation, Quentin Brook spoke in objection to the application and Anthony Munden (Agent) and Kevin Stone (Applicant) spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to adjourn the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Monday 13 June 2016 at 11.00am. The Planning (Viewing) Sub Committee would assess the relationship between the existing and proposed properties, as well as the potential impact of proposed building materials.

RESOLVED:

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 (Street Record, Albany Drive, Bishops Waltham), planning permission be granted with an amended condition 7 (d) requiring ten Oaks to be planted (rather than eight) and three additional conditions requiring the creation of a related Habitat Management Strategy; that works be carried

out in full accordance with the Ecological recommendations in section 4 of the Tyler Grange Albany Farm, Bishops Waltham Ecological Assessment (dated 5 May 2016); and that any revisions required to the layout at the reserved matters stage should not result in the loss of trees with bat roost potential (as identified in the Albany Farm Bat Tree information document) and that the development layout shall not extend beyond the red lines marked on the drawing included within the document so as to safeguard the trees and hedgerows in Blocks A and B;

(ii) That, in respect of item 2 (The Gables, 77 Downs Road, South Wonston) planning permission be refused on grounds of overdevelopment and harm to the local amenity;

(iii) That, in respect of item 3 (Fieldfares, 27 Downs Road, South Wonston), planning permission be granted, without the need for a s106 undertaking to secure affordable housing contributions following the recent change in Government guidance;

(iv) That, in respect of item 5 (7-9 Gordon Road), planning permission be granted but without the need for a s106 undertaking to secure affordable housing contributions following the recent change in Government guidance.

(v) That, in respect of item 6 (Land adj. to 37 Winslade Road, Bradley Road, Harestock), planning permission be granted, but without the need for a s106 undertaking to secure affordable housing contributions following the recent change in Government guidance.

(vi) That, in respect of item 7 (23 Clifton Road, Winchester), the item be adjourned to a meeting of the Planning (Viewing) Sub-Committee to be held on Monday 13 June at 11.00am in order to assess the relationship between the existing and proposed properties, as well as the potential impact of proposed building materials.

5. **PLANNING APPEALS – SUMMARY OF DECISIONS (1 JANUARY TO 31 MARCH 2016)**

(Report PDC1052 refers)

Following a request made at the March Committee meeting, the Head of Strategic Planning gave a verbal update to the Committee on gypsy and traveller sites assessments as a number of related appeals had been made. He advised that Government Policy on gypsy and traveller sites meant that councils had to maintain a five year supply. This Council's intention had been to put in a number of traveller sites in the draft Local Plan Part 2. Owing to addressing a number of related objections, though, sufficient sites were not

been identified in time and so this aspect was taken out of the draft document. Around the same time, the Government's definition of a traveller also changed in that if nomadic rights had been given up, one was no longer deemed to be a traveller. Since then, councils, including Winchester, were working toward getting a needs assessment conducted and consultants had been commissioned with six other Hampshire authorities to progress this work. In addition, consultants working on behalf of this Council, together with South Downs National Park and East Hampshire District Council, were assessing sites with a view to drawing up a sites and development plan document. The current situation meant that the Council was working with an out-of-date needs assessment (and thus a five year land supply still could not be identified), and so the coming together of the two aforementioned pieces of work would mean that the current appeals situation could be more rigorously addressed in future. The current programme of work meant that the Council would not run too far behind the Local Plan Part 2.

In response to Members' questions, the Head of Strategic Planning confirmed that the work addressed permanent, not transit, sites and that, given the County Council had sold off its public sites, permanent traveller sites was the aspiration being worked towards.

The Head of Development Management then presented the report to the Committee, answering Members' questions thereon. It was requested that further information on items 11 and 12 in the report (both related to alterations to 'North Loggia' and provision of a disabled toilet facility at Lainston House Hotel, Sparsholt) be brought to the Committee at a future meeting.

RESOLVED:

That the Report be noted.

6. VOTE OF THANKS – COUNCILLOR TAIT

Thanks were expressed to Councillor Tait for the work he had carried out as Vice-Chairman of the Committee during the 2015/16 Municipal Year.

The meeting commenced at 9.30am, adjourned between 12:25pm and 2:00pm and concluded at 3:30pm.

Chairman