

PLANNING COMMITTEE

15 September 2016

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans (P) (for Items 1-3)
Izard (P)
Jeffs (P)
Laming

McLean
Read (P)
Scott (P) (for Items 1-6)
Tait (P)

Deputy Members:

Councillor Clear (Standing Deputy for Councillor Laming) and
Councillor Griffiths (Standing Deputy for Councillor McLean)

Others in attendance who addressed the meeting:

Councillor Horrill.

Others in attendance who did not address the meeting:

Councillors Bell, Huxstep and Weston (Deputy Leader and Portfolio Holder
for Built Environment)

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held
on 18 August 2016 be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1064 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 PDC1064.

Councillor Clear declared that she had pre-determined her decision in respect of item 2 (The Spinney, Hundred Acres Road, Wickham), having raised objection to the application at the Wickham Parish Council Planning meeting. Councillor Clear sat apart from the Committee during the consideration of this item, taking no part in the vote thereon.

By way of personal statement, in respect of item 2 (The Spinney, Hundred Acres Road, Wickham), Councillor Evans declared that as Member of the Parish Council she was aware of the application and had personally visited the site but had taken no part in consideration of the application and she spoke and voted thereon.

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

Item 1: - Erection of 59 dwellings with associated access, parking, landscaping and surface water drainage; improvements to Martin Street – Land at Martins Street, Bishops Waltham.
Case number: 15/02914/FUL/ W01862/04

The Head of Development Management referred Members to the Update Sheet which contained details of the amended plans and documents received to improve the placement and mix of the affordable housing on site. As condition 2 listed the plans and documents to be approved, the condition had been updated to reflect this revision, as outlined in bold and set out in full within the Update Sheet.

There was an amendment to the first paragraph at the top of page 10 to read '**weight**' and not 'wright' as stated.

During public participation, Councillor Robert Shields (Bishops Waltham Parish Council) spoke in objection to the application and Mrs Wright (applicant) spoke in support of the application and both answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the Section 106 agreement, conditions and informatives), set out in the Report and as per the Update Sheet.

Item 2: - Double Garage and Pool Building with glazed link to house, following demolition of existing garage and workshop – The Spinney, Hundred Acres Road, Wickham .
Case number: 16/01364/FUL/WPP-05241804

The Head of Development Management referred Members to the Update Sheet, which referred to the submission of amended plans and outlined amendments to the Report, highlighted in bold, as follows:

Page 26, paragraph 3 under heading Impact on Character of area and neighbouring property; 3rd sentence should read 'the pool building is large, measuring **10.1 metres in width and 17 metres in length (as viewed**

from within the site with a height of 5.7 metres at its highest (end elevation)... and the last sentence should read 'added to this it is proposed to have the side wall of the pool building **and garage** covered in a living wall'...

Page 27, paragraph 3 under heading Landscape/Trees; last sentence should read 'Added to the existing planting the side elevation of the garage **and pool** is proposed to be covered in a living wall which will provide additional greenery.....'

During public participation, Neil Percival and Andrew Day 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), set out in the Report and as per the Update Sheet with additional conditions and informatives, as follows: Condition 2 to be updated to reflect the most up to date plan reference. Condition 3 updated to ensure the existing hedge is retained and maintained at its current height and If any part of the hedge is removed, dies or is damaged or defective it shall be replaced. Additional conditions in respect of the species used for the living wall and the long term management of it, and a condition requiring details of the rooflights in the flat roof. Informatives added to advise the applicant of the need to obtain a discharge licence from Environment Agency; Environmental Informatives about the hours of work and burning at the site. The wording of conditions to be finalised by the Head of Development Management.

Item 3: - Conversion of an existing portal framed barn to residential use, with the provision of an associated residential curtilage for the proposed dwelling – Watley Farm, Locks Lane, Sparsholt.
Case number: 16/01465/FUL/WPP-05278119

The Head of Development Management provided a verbal update that since the publication of the report, a representation had been received from Councillor Bell in support of the application.

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

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

In summary, Councillor Horrill stated that she was speaking in support of the applicants who wished to remain within Sparsholt and whose family had resided in the village over several generations. Councillor Horrill stated that there had been several developments of barns in the District and two within the Ward recently and these applications had received approval. She considered that the issue with this particular application appeared to be the interpretation of Policy which she believed was at odds with this application.

Councillor Horrill made reference to Policy MTRA(4) which she suggested allowed for the conversion of the barn in question.

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

Item 4:- Demolition of existing house and garage and construction of New House and Garage – The Anchorage, Northbrook, Micheldever .
Case number: 16/01218/FUL/WPP-05193229

The Head of Development Management provided a verbal update outlining an amendment to Condition 13 to note that the plan showing the street scene is illustrative as the plan submitted could not be verified for accuracy and as a result was for illustrative purposes only.

During public participation, Michael Neal and John Botham (Micheldever Parish Council) spoke in objection to the application and Charles Browning (applicant) spoke in support to the application and all answered Members' questions thereon.

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

In summary, Councillor Horrill stated that she was objecting to the application due to the size and mass of the proposal which she considered to be excessive and out of keeping with the surrounding area. To grant the application would result in the loss of a smaller dwelling in a rural village location when there was a significant demand for affordable small houses within the District for residents to live and work in the locality. She questioned how the existing wooden and corrugated iron outhouses could be deemed to be part of the existing dwelling and as a result suggested that Policy CE23 and MTRA(3) would be applicable should the Committee be minded to refuse the application. In conclusion she urged the Committee to visit the site before making its decision.

The Head of Development Management advised Members that in this case MTRA3 did not apply to proposals for replacement dwellings.

Following questions, the Legal Services Manager advised Committee Members that the text to support policy DM3 of the Local Plan Part 2 advised that if the original size of the dwelling cannot be confirmed the planning authority will make a judgement based on the best evidence available at the time of the application.

At the conclusion of debate, the Committee agreed to defer the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Monday 26 September 2016 at 11.00am. The Planning (Viewing) Sub Committee would assess the relationship between the existing and proposed properties in context with the surrounding area and consider the size of the existing dwelling.

Item 5: - Variation of conditions 1 & 2 of 12/01131/FUL to enable showman's accommodation to be occupied on a permanent basis – 1 The Nurseries, Botley Road, Shedfield, Southampton.
Case number: 16/00752/FUL/WPP-05033344

The Head of Development Management referred Members to the Update Sheet which outlined a correction to the Report to refer to 7 plots at The Nurseries and not 5 as stated in the site description. An additional verbal update was provided that Condition 12 be amended to also include the word '**bank holiday**' within the condition.

During public participation, Mrs Huxstep spoke in objection to the application and Councillor Jess Bond (Shedfield Parish Council) and Mr Curtis-Smith spoke in support of the application and all answered Members' questions thereon.

The Head of Strategic Planning addressed the Committee and gave an update stating that it was intended to include pitch targets within Local Plan Part 2 (LPP2) for traveller sites and to make any site allocations necessary in a separate Traveller Site Allocations Development Plan Document. A consultant's report assessing potential traveller sites had recently been published on the Council's web site.

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

Item 6: - Demolition of existing garage block and erection of 1 no. 1 bedroom dwelling and associated works - Garage site rear of 22 Highcliffe Road, Winchester
Case number: 16/01470/FUL/WPP-05196104

The Head of Development Management referred Members to the Update Sheet which detailed an amendment to Condition 6 to omit reference to 'on site' parking and turning, to read as follows:

Details of provisions to be made for the parking and turning of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

During public participation, Christine Haughton spoke in objection to the application and Aimee Hooper (project architect) 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 set out in the Report and as per the Update Sheet.

Item 7: - Proposed rear extensions and rear basement extension (AMENDED DESCRIPTION) AMENDED PLANS REC'D 25.7.16) - 50 Hatherley Road, Winchester
Case number: 16/01286/FUL/WPP-05202011

This application was withdrawn.

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

Item 8: - 3 no. single and 1 no. family cabins for holiday accommodation to the North of The Thomas Lord Public House – The Thomas Lord, High Street, West Meon
Case number: SDNP/16/01692/FUL

During public participation, David Butcher (applicant) and John White (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 set out in the Report.

RESOLVED:

1. That the decisions taken on the Development Control Applications in relation to those applications inside and 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 (Land at Martin Street, Bishops Waltham) planning permission be granted, subject to Section 106 agreement;

(ii) That in respect of item 2 (The Spinney, Hundred Acres Road, Wickham) planning permission be grant, subject to the following additional condition and informatives:

Condition 2 to be updated to reflect the most up to date plan reference. Condition 3 updated to ensure the existing hedge is retained and maintained at its current height and If any part of the hedge is removed, dies or is damaged or defective it shall be replaced. Additional conditions in respect of the species used for the living wall and the long term management of it, and a condition requiring details of the rooflights in the flat roof. Informatives added to advise the applicant of the need to obtain a discharge licence from Environment Agency; Environmental Informatives about the hours of work and burning at the site. The wording of conditions to be finalised by the Head of Development Management.

(iii) That, in respect of item 4 (The Anchorage, Northbrook, Micheldever), the item be deferred to a meeting of the Planning (Viewing) Sub-Committee to be held on Monday 26 September 2016 at 11.00am in order to assess the relationship between the existing and proposed properties in context with the surrounding area and consider the size of the existing dwelling.

The meeting commenced at 9.30am, adjourned between 12:20pm and 2:00pm and concluded at 4:00pm.

Chairman