

PLANNING COMMITTEE – SPECIAL MEETING

27 October 2016

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans
Izard (P)
Jeffs
Laming (P)

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

Deputy Members:

Councillor Bell (Standing Deputy for Councillor Evans) and
Councillor Griffiths (Standing Deputy for Councillor Jeffs)

Others in attendance who addressed the meeting:

Councillor Porter

Others in attendance who did not address the meeting:

Councillor Weston (Deputy Leader and Portfolio Holder for Built
Environment)

1. **FORMER COUNCILLOR ROBERT JOHNSTON**

The Chairman announced that former Councillor, Robert Johnston had recently suffered a stroke and was currently recovering at home. The Committee passed on their best wishes to him for a speedy recuperation.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1067 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 PDC1067.

Councillor McLean declared a personal but not prejudicial interest in respect of Items 1 and 2 (Land to the West and Land to the East of Tangier Lane,

Bishops Waltham) as he was acquainted with the land owner. He spoke and voted on the matter thereon.

In respect of Item 7 (Texas, Texas Drive, Olivers Battery), Councillor Laming advised that he had predetermined the application as he had been in discussion with residents and the Parish Council regarding the proposal. Councillor Laming spoke as a Ward Member and sat apart from the Committee during its determination of the application.

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

Item 1: - (Additional details submitted 01.09.16) Erection of 66 dwellings with associated access via Albany Road, associated parking, landscaping and public open space (Phase 1) – Land to the West of Tangier Lane, Bishops Waltham.

Case number: 16/01322/FUL

The Head of Development Management referred Members to the Update Sheet which informed that the northern part of the site did fall within the Albany SINC and contained, in full, changes to conditions and informatives. Officers gave a further verbal update setting out additional changes to these. All additions and amendments to conditions and informatives are outlined in bold below:

Conditions 23 and 24 to read ‘**access onto Albany Road**’ and not ‘Tangier Lane’ as stated in the Report

Conditions 7, 14, 15, 16, 17 and 26 to read ‘the Town and Country Planning (General Permitted Development)(England) Order ‘**2015**’ and not ‘1995/2008’ as stated in the Report or ‘2014’ as stated in the Update Sheet.

Informative 1 to read ‘Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order **2015**’ and not ‘2012’ as stated in the Report.

Conditions 16 and 17 to be removed.

Condition 1 to read plots **2 – 5** and not 3-6 as stated. The full condition replaced with the wording as set out in full within the Update Sheet.

Condition 2 be amended to exclude approval plans list: ‘2064-C-2010-F’; ‘2064-C-2025-F’; ‘2064-C-3205-D’, ‘2064-C-2011-F’; 2064-C-3200-F.

(precluding inaccurate drawings that are not in sync with the approved layout of the site).

Additional design condition to safeguard visual amenity as follows:

“Before development commences, a 1:20 scale fully annotated plans, elevations and sections of typical details including doors, windows and boundary treatments between the private gardens and private and public spaces to be approved in writing by the local planning authority.”

Paragraph 6, Condition 4 to be read in replacement of Condition 1 in relation to parts 3 and 6

Further obligations to be included in the s106 agreement to comply with Employment Plan CAB2717.

In response to Members’ questions, the New Homes Delivery Project Manager explained the affordable housing provision and housing mix for the

development. This sought to secure a higher proportion of two and three bed houses and a smaller concentration of one and two bed flats to accommodate the needs of the area. The Committee were informed that, following inspection, all dwellings met the nationally prescribed space standards.

At the invitation of the Chairman, the Open Space Project Officer addressed the Committee and outlined the landscape framework and open space provision for the site which were deemed acceptable by officers.

During public participation, Alison Perry spoke in objection to the application and John Calcutt (applicant) spoke in support of the application. Councillor Robert Shields (Bishops Waltham Parish Council) stated that the Parish Council were largely in support of the application, but raised a request that extra traffic management measures be considered in Albany Road. All answered Members' questions thereon.

Following public participation, the Head of Development Management stated that the Highways Authority had considered the application to be acceptable and had not requested that any additional traffic management measures be put in place.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the updated Section 106 agreement, conditions and informatives), set out in the Report and as per the Update Sheet, subject to the additional amendments to conditions provided within the verbal update as set out above; an addition to Condition 13 for the provision of a wider landscaping strategy and framework at the site for privately managed plots in order to protect existing established hedgerow and planting; and Condition 44 to contain the wording 'prior to occupation'. The exact wording of conditions delegated to the Head of Development Management for finalisation, in consultation with the Chairman.

Item 2: - (Additional details submitted 01/09/16) Erection of 66 dwellings with associated access via Tangier Lane, associated parking, landscaping and public open space (Phase 2). (Outline application considering access) (this application may affect the setting of a public right of way) Land to the East of Tangier Lane, Bishops Waltham.
Case number: 16/01327/OUT

The Head of Development Management referred Members to the Update Sheet. This outlined a further condition to control the development in the interests of amenity and in accordance with 'Policy DS1' for the Local Plan Part 1 – The Joint Core Strategy 2013, subject to a verbal update to amend Article 3 of the Town and Country Planning (General Permitted Development) Order to **2015**' and not 2014 as stated in the Report. There was also an amendment to informative 1 to read 'Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order **2015**' and not '2012' as stated in the Report.

During public participation, Richard McDonald spoke in objection to the

application and John Calcutt (applicant) spoke in support of the application and answered Members' questions thereon.

In response to questions from Members, the Highway Engineer confirmed that Tangier Lane was of conventional construction up to Ambleside where beyond this point it becomes track with a width of approximately 4.0 to 4.5 metres with no pedestrian provision. The indicative drawings show the track varying in width and that the track be widened resulting in a 4.8 metre carriageway with a footway provision of 1.8 metres and a varying width margin. This proposal was considered to be acceptable on highway grounds.

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 Thursday 17 November 2016 at 11.00am. The Planning (Viewing) Sub Committee would assess the measurements of the carriageway and view access for the proposal, in context with the use of the existing access at Tangier Farm.

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

Item 3: - (Amended Plans 14/09/2016) Proposed additional accommodation for the existing School including new dining room/kitchen, teaching building and performance hall; involving partial demolition, alterations, extensions and new build works at the eastern end of Worthy Park House; together with alterations and additions to the Coach House, new and relocated car and minibus parking; ancillary works and landscaping – Worthy Park House, Worthy Lane, Kings Worthy, Winchester.
Case number: SDNP/16/02301/FUL

The Head of Development Management referred Members to the Update Sheet, which outlined the outcome of further discussions regarding the S106 agreement since the publication of the Report. As a result of these discussions, the report recommendation was revised as follows and subject to an amendments to Condition 4, to allow the kitchen building to open on a Saturday up to 12 times a year and Condition 10 to enable a phased submission of landscape details and a phased implementation programme, as set out in full within the Update Sheet:

'It is recommended that the application be approved for the reasons and subject to the conditions set out below and subject to the completion of a S106 agreement with obligations relating to:

- Enhancements to the Coach House and timescales for implementation;
- Secure Travel Plan with Hampshire County Council.

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)'.

At the invitation of the Chairman, the Historic Environment Team Leader (Development Management) addressed the Committee and clarified that the

curved wall to be entirely removed was Grade II Listed, but this did not affect the Grade II Listed stable block for which enhancements had been sought. The Committee were informed that following professional assessment by Historic England and the Historic Environment Team, a number of criteria had been taken into consideration including environmental and historic interest, as set out by national guidance in the determination of the significance of the wall. On balance, officers considered that the public benefit of maintaining and enhancing the buildings in an active and appropriate use outweighed the low level harm as a result of the loss of the historic curved wall.

During public participation, Angela Wheeler spoke in objection to the application and Brian Welch (agent) support of the application and answered Members' questions thereon.

During public participation, Councillor Porter spoke on this item as a Ward Member for the contiguous ward of The Worthys.

In summary, Councillor Porter stated that, although she wished the school well she could not support this particular application due to the historic fabric and status of the site and the significance of the Grade II Listed wall. She considered the proposal to be of no benefit to the public in general. Councillor Porter stated that the proposal would result in a detrimental impact to the neighbouring property in relation to sound permeation with the increased use of the performance hall. She also questioned the hours of use for the entertainment facility and expressed concern that during term time children should be asleep by 11pm. She queried the levels of deliveries on site for food and waste involved with producing large numbers of meals for pupils on a daily basis and suggested that bin storage needed to be addressed. She requested that low level lighting be provided during the evenings in accordance with the SDNP Dark Skies Policy. In conclusion, Councillor Porter stated that the application should be refused and urged the school to explore an alternative location within Princes Mead School for the provision of these facilities.

At the conclusion of debate, the Committee agreed to refuse permission for the following reasons: harm resulting from the loss of the existing historic curved wall was not outweighed by the public benefit of maintaining and enhancing the buildings in an active and appropriate use ; and the impact on the stable resulting from the size, scale and mass of the theatre, performance hall and kitchen area. The exact wording of the reasons for refusal were delegated to the Head of Development Management, for finalisation in consultation with the Chairman.

Item 4:- (Amended Plans 14/09/2016) Proposed additional accommodation for the existing School including new dining room/kitchen, teaching building and performance hall; involving partial demolition, alterations, extensions and new build works at the eastern end of Worthy Park House; together with alterations and additions to the Coach House; new and relocated car and minibus parking; ancillary works and landscaping - Worthy Park House, Worthy Park Lane, Kings Worthy, Winchester .

Case number: SDNP/16/02305/LIS

The Head of Development Management referred Members to the Update Sheet which set out in full an amendment to the wording of Condition 5 to make this specific to the Performance Hall.

During public participation, Councillor Porter (speaking on behalf of Angela Wheeler) spoke in objection to the application and Robin Ray (architect) spoke in support to the application and all answered Members' questions thereon.

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

In summary, Councillor Porter stated that she considered the setting of the listed wall and coach house to be of great historic importance and found it difficult to understand the significance of the new proposals against the historic setting of the existing site. In conclusion, she requested that the whole context of the front and back view of the site be made available for consideration in future.

At the conclusion of debate, the Committee agreed to refuse permission for the following reasons: The harm resulting from the loss of the existing historic curved wall was not outweighed by the public benefit of maintaining and enhancing the buildings in an active and appropriate use and the impact on the stable resulting from the size, scale and mass of the theatre, performance hall and kitchen area. The exact wording of the reasons for refusal were delegated to the Head of Development Management, for finalisation in consultation with the Chairman.

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

Item 5: - Replacement dwelling and demolition of existing dwellings – Meadow Farm Cottage, Ervills Road, Worlds End, Hambledon, Waterlooville.
Case number: 16/01386/FUL

The Head of Development Management referred Members to the Update Sheet which detailed an amendment to Condition 8 to read: The existing dwelling shall be completely demolished and all resultant materials removed from the site prior to occupation of the replacement dwelling hereby approved.

During public participation, Anu Cossey and Councillor Langford-Smith (Denmead Parish Council) spoke in objection to the application and Carolyn Hargreaves (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 6: - Erection of a replacement dwelling following demolition of the existing; and the erection of a new dwelling, landscaping and associated works – 11 Mount View Road, Olivers Battery, Winchester
Case number: 16/01645/FUL

The Head of Development Management referred Members to the Update Sheet which stated that on Page 110 of the Report, within section headed 'Impact on neighbouring occupiers', the condition referred to at the end of the text should form part of Condition 15.

During public participation, Kerry Crutchfield (agent) spoke in support of the application.

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: - (AMENDED PLANS RECEIVED 18.07.2016) Demolition of existing bungalow and outbuildings, proposed replacement single storey dwelling with attached garage – Texas, Texas Drive, Olivers Battery, Winchester
Case number: 16/00320/FUL

During public participation, Brian Michener (Olivers Battery Parish Council) spoke in objection to the application and Jeremy Tyrell (agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Laming stated that he spoke in objection to the previous application and was also speaking in objection to this proposal despite the plans being modified to slightly reduce its size. He considered that this application was still too large and overbearing in comparison with the existing property and out of keeping with the neighbouring property. He considered that with the location of the site, situated in the middle of the gap between Olivers Battery and Compton, the proposal would result in a significant detrimental impact on the surrounding area; contrary to Policy CP18. If minded to approve the application, he urged the Committee to consider appropriate conditions to preserve the mature planting and hedgerow on the boundary of the existing application site to prevent their removal and protect the visual amenity of the surrounding area. In conclusion, he also suggested that the Committee consider adequate conditions to restrict traffic deliveries from parking and unloading in Priors Way or parking within the recreation ground car park which he considered would exacerbate existing traffic and parking concerns.

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

Item 8: - Construct glazed timber structure over existing sunken well to create breakfast room plus associated alterations – 26 St Swithun Street, Winchester

Case number: 16/01478/FUL

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

Item 9: - Construct glazed timber structure over existing sunken well to create breakfast room plus associated alterations (Listed Building Consent) – 26 St Swithun Street, Winchester

Case number: 16/01479/LIS / WPP-05281851

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 to the West of Tangier Lane, Bishops Waltham) planning permission be granted, subject to the updated Section 106 agreement and the following additional amendments to conditions provided within the verbal update as set out above; the addition to Condition 13 for the provision of a wider landscaping strategy and framework at the site for privately managed plots in order to protect existing established hedgerow and planting; and Condition 44 to contain the wording 'prior to occupation'. The exact wording of conditions delegated to the Head of Development Management for finalisation, in consultation with the Chairman; and

(ii) That, in respect of item 2 (Land to the East of Tangier Lane, Bishops Waltham), the item be deferred to a meeting of the Planning (Viewing) Sub-Committee to be held on Thursday 17 November 2016 at 11.00am in order to assess the measurements of the carriageway and view access for the proposal, in context with the use of the existing access from Tangier Farm.

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 3 (Worthy Park House, Worthy Lane, Kings Worthy) planning permission be refused for the following reasons: the harm resulting from the loss of the existing historic curved wall was not outweighed by the public benefit of maintaining and enhancing the buildings in an active and appropriate use and the impact on the stable resulting from

the size, scale and mass of the theatre, performance hall and kitchen area. The exact wording of the reasons for refusal were delegated to the Head of Development Management, for finalisation in consultation with the Chairman; and

(ii) That in respect of item 4 (Worthy Park House, Worthy Lane, Kings Worthy) planning permission be refused for the following reasons: the harm resulting from the loss of the existing historic curved wall was not outweighed by the public benefit of maintaining and enhancing the buildings in an active and appropriate use and the impact on the stable resulting from the size, scale and mass of the theatre, performance hall and kitchen area. The exact wording of the reasons for refusal were delegated to the Head of Development Management, for finalisation in consultation with the Chairman

The meeting commenced at 9.30am, adjourned between 12.55pm and 2:00pm and concluded at 4.10pm.

Chairman