

**PLANNING COMMITTEE**

**8 December 2016**

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans (P)  
Izard  
Jefferies (P)  
Laming (P)

McLean (P)  
Read (P) (In the Chair for  
Item 5 and Minutes 3 & 4)  
Scott (P)  
Tait (P)

Deputy Members:

Councillor Clear (Standing Deputy for Councillor Izard)

Others in attendance who addressed the meeting:

Councillor Gemmill

Others in attendance who did not address the meeting:

Councillors Porter and Weston (Deputy Leader and Portfolio Holder for Built Environment)

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1. **MINUTES**

RESOLVED:

That the minutes of the special meeting held on 27 October 2016 and the previous meeting of the Committee held on 10 November 2016 be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**  
(Report PDC1072 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 PDC1072.

Councillor Ruffell declared a personal and prejudicial interest in respect of Item 5 (Marwell Activity Centre, Hurst Lane, Owslebury) as a close friend of

the land owner. He left the room during the consideration of this item, taking no part in the discussion or vote thereon.

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

Item 1: - (AMENDED PLANS) Full application for the construction of 27 residential dwellings with associated access, parking and landscaping following demolition of existing structure – Old Station Yard, Oxford Road, Sutton Scotney .

Case number: 16/00999/FUL

The Head of Development Management referred Members to the Update Sheet which outlined in full an updated response from the Landscape Team, a letter received from Councillor Porter and changes highlighted in bold as follows: Condition 7 to read '**Prior to work above damp proof course**' and not 'before development commences'; Condition 12 to read '**The access hereby approved shall be undertaken in accordance with the details shown on the D M Mason plan reference B. 165/3. No dwelling shall be occupied until such time as the access has been completed in accordance with the approved details**'; error to first line of the proposal on page 5 to read '**27 dwellings**' and not '28 dwellings'; and page 15 regarding the s106 agreement - should be amended to include the need for the applicant to set up a management company for the common parts.

During public participation, Alistair Harris (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 updated Section 106 agreement, conditions and informatives), set out in the Report and as per the Update Sheet, subject to an additional condition requiring details of levels to be submitted.

Item 2: - Erection of four houses – Western Villa, 58 The Dean, Alresford.

Case number: 15/02890/FUL / W02914/17

The Head of Development Management referred Members to the Update Sheet which stated that the application be deferred for consideration of Flood Risk regarding the reptile and ecological enhancements located in the existing watercress beds, which is in flood zones 2 and 3.

Item 3: - Two storey side and front extension, new vehicular access from Greenhill Road, conversion of existing house into 2 no. 2 bedroom flats with associated external alterations and roof alterations, erection of 1no. 4 bedroom house utilising existing vehicle access following demolition of garage – 48, Milverton Road, Winchester

Case number: 16/02116/FUL

The Head of Development Management referred Members to the Update Sheet, which set out a minor amendment to the third paragraph under impact on amenities of neighbouring properties.

During public participation, Tom Elliott and Mark Grover spoke in objection to the application and Jeremy Tyrell (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 4: - Replacement and additional signage – The March Hare, Priors Dean Road, Harestock  
Case number: 16/01876/AVC

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.

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

Item 5: - (Part Retrospective) Use of land to site seasonal tents with ancillary shower and WC building – Marwell Activity Centre, Hurst Lane, Owslebury  
Case number: SDNP/16/02606/FUL

During public participation, Councillors Will Martin and John Chapman (Owslebury Parish Council) spoke in objection to the application and Kim Blunt (agent) spoke in support of the application and all answered Members' questions thereon.

In response to Members' questions regarding drainage, the Head of Development Management provided an update from the Head of Drainage and Special Maintenance outlining that an Environment Agency flood map of the site had been included stating that the site was situated 200 metres from the flood zone and that no objection had been raised regarding flooding due to the sufficient distance from the flood zone and the location of the site on rising land. It was noted that a Building Regulation application would be required to address drainage in any event.

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 6:-. The conversion of an existing building to provide 1 no. dwelling – Exton Park, Allens Farm Lane, Exton  
Case number: SDNP/16/01555/FUL

During public participation, David Long (on behalf of the applicant) spoke in support to the application and answered Members' questions thereon.

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 7: - The erection of 5 no. new dwellings with associated landscaping and parking – Clewers Hill, Waltham Chase****Case number: 16/01336/FUL**

The Head of Development Management referred Members to the Update Sheet which detailed comments from Shedfield Parish Council in full; a representation from a neighbour drawing attention to perceived errors and omissions within the officer report which did not alter the officers recommendation; an amendment to the last paragraph within 'Impact on amenities of neighbouring properties' – Number 10 to read as Number 12 Horders Wood Gardens. Number 10 is one of the properties where the rear elevation faces the eastern boundary of the site and the distance between the existing and proposed houses would be 18 metres.

During public participation, Kevin Williams (also on behalf of Ruth Pearson-Diamond) and Jess Bond (Shedfield Parish Council) spoke in objection to the application and Lloyd Exley spoke in support of the application. All answered Members' questions thereon.

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

In summary, Councillor Gemmell drew the Committee's attention to the LPP1 (Core Strategy) in relation to settlement gaps of Waltham Chase, Shedfield, Swanmore and surrounding areas which were being lost. She considered that, although LPP2 was yet to be settled, the area had already seen recent developments generate 300 dwellings, in excess of the 250 homes previously deemed acceptable within the plan and emphasised that all of the proposed development sites would have been achieved within the first 5 years of a 20 year plan. She expressed concern that this could lead to further pressure to increase the settlement boundary when development of 35% over that the area had originally started out with had already occurred. Councillor Gemmell stated that she was happy to provide houses but did not feel it was necessary to run for the sake of speed to achieve this. In conclusion, she expressed concern regarding drainage capacity with overflows currently an issue in the vicinity and the lack of adequate highway and amenity infrastructure with Waltham Chase being one of the smallest villages in the District.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the conditions, informatives and completion of a Unilateral Undertaking to secure a financial contribution of £870 towards the Solent Mitigation Strategy within 6 months), as set out in the Report and as per the Update Sheet.

Item 8: - Removal of conditions 1 and no 2 of planning permission:  
12/01453/FUL, as amended by appeal decision dated 27 June 2013 – 2 The  
Nurseries, Botley Road, Shedfield  
Case number: 16/00952/FUL

The Head of Development Management referred Members to the Update Sheet which set out in full amendments to Condition 2 and Condition 4.

In addition, a verbal update was provided outlining a further amendment, to the wording of Condition 2; an additional letter of objection received raising no further material planning considerations; a letter of representation received from the nearest property requesting the installation of a closed boarded fence and nothing to park within 3 metres of the boundary, should the Committee be minded to approve the application; and, if planning permission approved, authority be delegated to the local authority to review block plans for submission, in the interests of 'proper planning'.

During public participation, Jess Bond (Shedfield Parish Council) and Ian Ellis (agent) 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 conditions and informatives), set out in the Report and as per the Update Sheet, subject to the exact wording of condition 2 and the prior requirement for block plans to be submitted for review, delegated to the Head of Development Management for agreement, in consultation with the Chairman.

Item 9: - Removal of conditions 1 and 2 granted under permission  
12/01454/FUL – 5, The Nurseries, Botley Road, Shedfield.  
Case number: 16/00956/FUL

The Head of Development Management referred Members to the Update Sheet which set out in full amendments to Condition 2 and Condition 4.

In addition, a verbal update was provided outlining a further amendment, to the wording of Condition 2; and, if planning permission approved, authority be delegated to the local authority to review block plans for submission, in the interests of 'proper planning'.

During public participation, Jess Bond (Shedfield Parish Council) and Ian Ellis (agent) 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 conditions and informatives), set out in the Report and as per the Update Sheet, subject to the exact wording of condition 2 and the prior requirement for block plans to be submitted for review, delegated to the Head of Development Management for agreement, in consultation with the Chairman.

Item 10: - Single storey rear extension (Listed Building Consent) – Baileys End, 42 East Stratton, Winchester  
Case number: 16/02282/LIS

This application was withdrawn.

Item 11: - Single storey rear extension – Baileys End, 42 East Stratton, Winchester  
Case number: 16/02281/HOU

This application was withdrawn.

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 (Old Station Yard, Oxford Road, Sutton Scotney) planning permission be granted, subject to the updated Section 106 agreement to include the need for the applicant to set up a management company for the common parts; and additional condition requiring details of levels to be submitted;

(ii) That, in respect of item 2 (Western Villa, 58 The Dean, Alresford), the item be deferred for consideration of Flood Risk regarding the reptile and ecological enhancements located in the existing watercress beds, within flood zones 2 and 3;

(iii) That in respect of item 7 (Clewes Hill, Waltham Chase) planning permission be granted, subject to the completion of a Unilateral Undertaking to secure a financial contribution of £870 towards the Solent Mitigation Strategy within 6 months;

(iv) That in respect of item 8 (2, The Nurseries, Botley Road, Shedfield) planning permission be granted, subject to the exact wording of condition 2 and the prior requirement for block plans to be submitted for review, delegated to the Head of Development Management for agreement, in consultation with the Chairman; and

(v) That in respect of item 9 (5, The Nurseries, Botley Road, Shedfield) ) planning permission be granted, subject to the exact wording of condition 2 and the prior requirement for block plans to be submitted for review, delegated to the Head of Development Management for agreement, in consultation with the Chairman.

3. **PLANNING APPEALS – SUMMARY OF DECISIONS (JULY TO SEPTEMBER 2016)**

(Report PDC1070 refers)

The Committee gave consideration to the report which provided a summary of the appeal decisions in relation to planning cases received for the period 1 July to 30 September 2016.

RESOLVED:

That the report be noted.

4. **ENFORCEMENT APPEALS – SUMMARY OF DECISIONS (JULY TO SEPTEMBER 2016)**

(Report PDC1071 Refers)

The Committee gave consideration to the report which provided a summary of the enforcement appeals received for the period 1 July to 30 September 2016.

RESOLVED:

That the report be noted.

5. **MINUTES OF PLANNING (VIEWING) SUB-COMMITTEE HELD ON 17 NOVEMBER 2016**

(Report PDC1073 refers)

RESOLVED:

That the minutes of the Planning (Viewing) Sub-Committee, held on 17 November 2016 (relating to Land to the East of Tangier Lane, Bishops Waltham), be received (attached as Appendix A to these minutes).

6. **MINUTES OF PLANNING (VIEWING) SUB-COMMITTEE HELD ON 22 NOVEMBER 2016**

(Report PDC1074 refers)

RESOLVED:

That the minutes of the Planning (Viewing) Sub-Committee, held on 22 November 2016 (relating to Land to the rear of 24 St Catherines Road, Winchester), be received (attached as Appendix B to these minutes).

The meeting commenced at 9.30am, adjourned between 12:10pm and 2:00pm and concluded at 4:20pm.

Chairman