

PLANNING COMMITTEE

12 January 2017 and re-convened meeting on 25 January 2017

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans (P)

Izard (P)

Jeffs (P)

Laming

McLean (P)

Read (P)

Scott (P)

Tait (P)

Deputy Members:

Councillor Bell (Standing Deputy for Councillor Laming).

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 8 December 2016 be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1076 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 PDC1076.

Items 1- 7 of the Schedule were considered and determined on 12 January 2017 and items 8 – 11 on 25 January 2017.

By way of personal statement Councillor Evans declared that in respect of item 4 (Land abutting Alexandra Cottage, Lower Chase Road, Swanmore) she had independently visited the site where she had met objectors to the application, but she had not pre-determined her decision and she spoke and voted on this item.

By way of personal statement Councillor Read declared that in respect of item 1 (Land Adjacent to Gravel Hill, Shirrell Heath) that in his time and capacity as a Portfolio Holder had had visited the application site at the invitation of

Shedfield Parish Council, when the hedge boundary to the site had been opened to facilitate occupation.

Councillor Jeffs declared a personal (but not prejudicial) interest in respect of item 5 (Parsonage Barn, Compton Street, Compton) as the applicant was known to himself and having a personal interest only he voted on this item.

Councillor Bell made a personal statement that she was a ward member in respect of item 5.

At the invitation of the Head of Development Management, the Committee had visited the site relating to Item 6 (Dawn Cottage, Romsey Road) on 10 January 2017, to assist them in assessing the proposed development in relation to the setting and relationship with neighbouring properties. The site visit was attended by Members present on the Committee, with the exception of Councillors Evans and Jeffs. Councillor Evans explained that she had visited the site independently and had sufficient knowledge of the area and the site to determine the application. Councillor Jeffs sat apart from the Committee and did not participate in the decision on this item.

Councillor Tait made a personal statement that he was a ward member in respect of item 7.

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

Item 1: Change of use of land to a private gypsy and traveller caravan site consisting of 3 pitches.

Land Adjacent To Gravel Hill, Shirrell Heath.

Case number: 16/00456/FUL.

The Head of Development Management referred Members to the Update Sheet which had attached as Appendix A an Appeal decision at Bowen Farm, Wangfield Lane, Curdridge, which was referred to on page 6 of the Report.

The Head of Strategic Planning clarified that subject to adoption in Local Plan Part 2, the identified need for travellers' sites to meet local needs was an additional 15 pitches for gypsies and travelling show people for the period to 2031, of which 9 were required in the first 5 year period from 1 September 2016. The emerging Gypsy and Traveller Development Planning Document (DPD) would be the subject of public consultation, and applications, such as this, would be required to be determined as they were submitted, as the Council was unable to demonstrate at this time that there were adequate and suitable and available sites to meet the need for sites for Gypsies and Travellers.

During public participation, Matthew Hampshire and Jess Bond representing Shedfield Parish Council spoke in objection to the application and Dr Angus Murdoch (Agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Bentote stated that the application was virtually identical to the application which had been turned down in May 2015. The reasons cited were overdevelopment and a very hard cramped and discordant form of development, detrimental to the landscape character and openness of the area which was in a sensitive countryside location and settlement gap and was therefore considered to be contrary to saved policies CE2, DP3 and DP4 of the Winchester District Local Plan Review 2006 and policy CP5, CP18 and MTRA3 of the District Local Plan Joint Core Strategy.

The change since that time was that the applicants had moved on to the site, which was against policy, and they now sought to gain favour from this action.

The application site was surrounded by four houses nearby and agricultural uses. In 2013 an application for a building within the grounds of one of the neighbouring houses was granted with a condition that it would not be used for accommodation. This condition reflected the conclusion that the vicinity of these dwellings cannot support further accommodation. The track leading to the houses and businesses was unmade and narrow and when the mobile home was located on to the site it caused significant traffic problems.

The previous ruling in 2013 implied that should any of the current householders apply for residential building permission it would not be granted, and he asked why the new owners of this small plot of land should be treated differently. It was not acceptable for any person to nominate a site that they may or may not own and claim it was a traveller's site. In the emerging plan the sites allocated for use should be through public consultation with assessment by the City Council. The access to local schools had no pavement and there were other suitable sites in the local area and another site was not needed.

He questioned applicant's legitimacy to claim to be members of the travelling community, which could provide their application positive discrimination. Other sites within the local area had been given permission to be traveller sites only for these to become over the years ordinary residences, which seemed unfair to other applicants. It was for the City Council to find suitable sites and make them available to those who properly met the criteria to be classified as a traveller.

During debate, some Members were of the opinion that it would be premature to grant planning permission in advance of the publication and subsequent consultation on the Gypsy and Traveller DPD, which would consider the need assessment across the whole District. It was put forward by some Members that there was already a number of gypsy and travelling show people sites within close proximity to the application site, which would result in an overconcentration of provision within a compact area, and that public consultation was required to have a coherent and balanced approach to site provision throughout the District by means of the Gypsy and Traveller DPD,

with a considered plan led programme. It was therefore proposed that in advance of the outcomes of consultation on the Gypsy and Traveller DPD, temporary permission be granted for the period of two years.

At the conclusion of debate, the Committee agreed to grant temporary permission for the period of two years subject to the conditions and informatives set out in the Report.

Item 2: - Reserved matters for appearance, landscaping, layout and scale together with details to discharge Condition 6, parts a, b, c and e, pursuant to outline planning permission 15/01106/OUT for the erection of 81 residential dwellings - Land North and South of Forest Road, Waltham Chase - Case number: 16/02043/REM.

The Head of Development Management referred Members to the Update Sheet which provided detail on foul sewerage (which the applicant had asked the drainage details to be withdrawn from this application to be submitted in a further reserved matters application following further consultation with Southern Water to finalise details of a technical solution). There was also an update on affordable housing (which was covered by a Section 106 Agreement); details of materials and large scale plans (Conditions 3 and 4); and further amendments to Condition 3 and 4; and further updates on ecology and sustainability.

During public participation, Jess Bond representing Shedfield Parish Council spoke in objection to the application and Martin Hawthorne (Agent) spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to approve the reserved matters for the reasons and subject to the conditions and informatives set out in the Report and the Update sheet, subject to the removal of Condition 6 e relating to Drainage and Water Management.

Item 3: - Demolition of existing dwelling and erection of 10 no.dwellings, vehicular and pedestrian access, servicing and landscaping - The Brook, Clewers Lane, Waltham Chase - Case number: 16/01205/FUL.

The Head of Development Management referred Members to the Update Sheet which clarified that Conditions 6, 14, 32 and 34 were to be deleted, as these conditions were deemed unnecessary or duplicated elsewhere. Conditions 16 and 17 required updating to read: 'the Town and Country Planning, (General Permitted Development) (Amendment) (No2) (England) Order 2015' as opposed to 'Order 2008'. Condition 18 was to be removed and replaced as an Informative and Informative 1 was updated to read: 'Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Amendment No2) Order 2015' as opposed to 'Order 2012'.

During public participation, Jess Bond representing Shedfield Parish Council spoke in objection to the application and David Neame (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 the Update Sheet.

Item 4: -.Erection of 2 no. two bedroom semi-detached houses, 2 no. three bedroom semi-detached houses and 2 no. four bedroom detached houses, new accesses, garaging and parking - Land Abutting Alexandra Cottage, Lower Chase Road, Swanmore - Case number: 16/02527/FUL.

The Head of Development Management referred Members to the Update Sheet which provided comments from the City Council's Ecologist and Biodiversity officer that following receipt of additional information regarding Protected Species the City Council's Ecologist and Biodiversity officer was now satisfied that adequate ecological mitigation could be implemented that overcame the original objection. Following this advice the reason for refusal 02 relating to ecology was withdrawn from the recommendation.

During public participation, Jeremy Harrison spoke in objection to the application and Michael Knappett (Agent) spoke in support of 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 and the Update Sheet.

Item 5:-. Construction of two 4 bedroomed dwellings and one 3 bedroom (self build) dwelling, garaging, parking and new access. Demolition of garden store - Parsonage Barn, Compton Street, Compton - Case number: 16/01971/FUL.

During public participation, Dr Peter Ashcroft representing Compton Residents Association (and representing Compton and Shawford Parish Council's delegated representation) spoke in objection to the application and Stella McCue (Applicant) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Warwick stated that she was a ward Councillor and she reinforced the concerns of Compton and Shawford Parish Council, as delegated to the Compton Residents Association. There was concern that the application would change the dynamics of Compton Street, which was located in the Conservation Area. The Residents Association believed that the proposal was out of line with the Compton Village Design Statement.

Compton Street was a narrow, historic road which was fronted by a boundary wall of brick and flint, a medieval church built in 1155 and a primary school. The three new dwellings would be built closely together in a backfill development, the density of which would be at odds with the rest of the road. Her concerns related to the Local Plan Part 2 policies relating to policy CP2, housing provision and mix, which had not been complied with. This application proposed two four bedroom houses and a very large three bedroom house with an internal floor area and roof space suitable for extension in the future. This was also a new development in a conservation area and a report from the Historic Environment Team would be expected outlining the impact of the proposals of this sensitive application with regard to the curtilage of a Listed Building and the Conservation Area. The Conservation Notification Document issued by the City Council in June 1989 referred to the walls, hedges, banks and trees as very important features, which in combination with the buildings gave the area a special character which it was desirable to conserve. The new access would run close to the listed Parsonage Barn and involve the removal of a natural hedge, the substantial tree and earthworks to remove the bank, and it would be desirable to have a comment from Historic England. There were also highways concerns that the cumulative impact of the numerous small developments in the area were leading to a material increase in traffic using the junction of Compton Street with Otterbourne Road and it was asked if the visibility splays were sufficient to support the application.

The Head of Development commented that the views of Historic England would have been received in a full, including the impact on the Conservation Area and the Listed Building and that conditions two and three relating to the use of high quality materials had resulted in there being no objection to the application.

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: - Proposed demolition of existing dwelling and replacement with four no. 4 bed houses with integral garages and parking - Dawn Cottage, Romsey Road, Winchester.
Case number: 15/02937/FUL.

The Head of Development Management referred Members to the Update Sheet which set out a Local Ward Member's request for Committee consideration. It was also stated that a letter had been sent by the applicant directly to Members of the Committee (a copy of which was contained on the application file).

During public participation, Nigel Dyer and Louise Cutts spoke in support of 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, subject to authority being delegated to the

Head of Development Management in consultation with the Chairman to amend the wording of the reason for Refusal so that it was better phrased.

Item 7: Alterations and minor amendments to approved and consented replacement house (13/01947/FUL) – inclusion of attic level and minor internal and external alterations - Orchard Cottage, Grafton Road, Winchester - Case number: 16/02255/FUL.

The Head of Development Management referred Members to the Update Sheet which clarified that Condition 3 and 4 required updating to read: 'the Town and Country Planning, (General Permitted Development) (Amendment) (No2) (England) Order 2015' as opposed to 'Order 2008'.

During public participation, Peter Moir spoke in objection to the application and George Saumarez Smith (Agent) spoke in support 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 the Update Sheet.

Item 8: The erection of one no. 4 bedroom dwelling house with access from Old Hillside Road - Land Adjacent To 1 Old Hillside Road, Winchester - Case number: 16/01899/FUL.

Councillor Bell sat apart from the Committee and did not participate in consideration of this item.

The Head of Development Management reported that an additional condition be included in order that that the dormer window on the southern elevation be conditioned to be obscure glazed.

During public participation, Bryony Stala (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 the additional condition as set out above.

Item 9: (RESUBMISSION) Refurbishment of 4 existing flats together with single storey rear extension providing a new residential dwelling and single front extensions and parking - Old Saddlers, Stockbridge Road, Sutton Scotney - Case number: 16/01736/FUL.

This item was deferred.

Item 10: Single storey rear extension with a concrete block platform for a terrace.-
57 Alresford Road, Winchester -
Case number: 16/02931/HOU.

The Head of Development Management referred Members to the Update Sheet which stated that the recommendation was missing from page 140 of the Report, which should read 'Recommendation – Application Permitted'.

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 the Update Sheet.

Item 11: 1 no Horse Chestnut – crown lift by shortening overhanging branches by 2-3 metres from branch tips to limit over hang from property and garden -
Morningdale House, Bereweek Avenue, Winchester -
Case number: 16/02573/TPO.

The Head of Development Management referred Members to the Update Sheet which referred to a typographical error on page 146 under relevant planning history, which should state none 'relevant', and under the heading 'Relevant planning policy' the reference to the South East Plan 2009 should be removed and Local Plan Part 2 – policy DM24 be inserted. It was also explained that the applicant had revised the description of the proposed tree works for clarification purposes and they were the same as set out in the condition.

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

At the conclusion of debate, the Committee agreed to grant permission for the tree works for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

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, temporary permission be granted for the period of two years subject to the conditions and informatives set out in the Report.

(ii) That in respect of Item 2, the reserve matters be approved for the reasons and subject to the conditions and informatives set out in the Report and the Update sheet, subject to the removal of Condition 6 e relating to Drainage and Water Management.

(iii) That in respect of Item 6, permission was refused for the reasons set out in the Report, subject to authority being delegated to the Head of Development Management in consultation with the Chairman to amend the wording of the reason for Refusal so that it was better phrased.

(iv) That in respect of Item 8, an additional condition be included in order that that the dormer window on the southern elevation be conditioned to be obscure glazed.

7. **CONFIRMATION OF TREE PRESERVATION ORDER 2180 – LAND AT FELL HOUSE, WHITESHUTE LANE, WINCHESTER**
(Report PDC1078 refers)

This item was considered and determined on 25 January 2017.

Dr Richard Aldour was unable to attend public participation and had submitted his written representation to members of the Committee in advance of the meeting.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2180 be confirmed.

The meeting commenced at 9.30am on 12 January 2017, adjourned between 1.15pm and 2.00pm and adjourned for the day at 4.20pm. The meeting reconvened on Wednesday 25 January 2017 at 9.30am and concluded at 10.05am.

Chairman