

WINCHESTER DISTRICT LOCAL PLAN COMMITTEE

19 September 2003

Attendance:

Councillors:

Bidgood (Chairman) (P)

Bailey (P)

Bennetts

Chamberlain (P)

Davies (P)

Hutton (P)

Jefferies (P)

Pearson (P)

Porter (P)

Read (P)

Sutton (P)

Deputy Members:

Councillor Johnston (Standing Deputy for Councillor Bennetts)

Others in attendance:

Councillors Busher and Clohosey

Officers in attendance:

Steve Opacic – Forward Planning Team Manager

Margaret Kirby – Planning Officer

Alan Jowsey – Head of Traffic and Engineering

Chris Rees – Planning Officer

1. **MINUTES OF PREVIOUS MEETING HELD ON 18 JULY 2003**
(Report CAB697 refers)

RESOLVED:

That the minutes of the previous meeting of the Committee held on 18 July 2003 be approved and adopted.

2. **PUBLIC PARTICIPATION**

A number of statements and issues were raised and were dealt with under consideration of the relevant items.

3. **AMENDMENTS TO WICKHAM TECHNICAL ASSESSMENT FOLLOWING CONSULTATION PERIOD AND ADOPTION OF WICKHAM VILLAGE DESIGN STATEMENT: AMENDMENTS OF CONSERVATION AREA BOUNDARY TO INCLUDE METHODIST CHURCH, WHEATLEYS YARD, AND RAILWAY BRIDGE**
(Report WDLP27 refers)

The Director of Development Services circulated a revised version of a possible alteration to the Conservation boundary (Appendix 1 of the report refers).

The Director advised that a consultation exercise would need to be carried out with the relevant owners of buildings and businesses, should the Committee be minded to amend the Conservation Area boundary.

At the invitation of the Chairman, Councillor Clohosey as a Ward Member addressed the Committee. He stated that the Methodist Church was an important building for Wickham Village facing the Millennium Gardens that were a popular amenity to both visitors and local residents. Furthermore, Wheatleys Yard was a large area and the barn within the site was an important building that also merited recognition.

Members of the Committee noted that amending the boundaries of the Conservation Area would not afford the buildings significantly more protection, as they were not of listable quality, although permitted development rights would be reduced.

Although appreciative of the buildings' prominent position within the village, Members agreed that overall, the Area was not of significant quality and its inclusion would perhaps detract from the value of the existing Conservation Area should it be included. The Director confirmed that the Wickham Village Design Statement had made no comment regarding the suggestion of an extension of the Conservation Area.

RESOLVED:

1. That Cabinet and Council be recommended not to make any further changes to the Conservation Area boundary, and to adopt the Wickham Technical Assessment as Supplementary Planning Guidance.
2. That delegated authority be granted to the Director of Development Services to make minor changes to correct factual errors or for updating purposes.

4. **HGV AND BUS PARKING IN WINCHESTER SOUTHERN PARISHES**
(Report WDLP28 refers)

At the invitation of the Chairman, Mr Wyre, an owner of a commercial haulage company in Bishops Waltham addressed the Committee. Mr Wyre reported on his difficulties in gaining urgent assistance from the Development Services Department regarding identification of alternative sites for his business following displacement from the Abbey Mill site in Bishops Waltham. He stated that finding such a site was critical to the continuation of his business.

The Director of Development Services reminded Members that the Council had no statutory duty to provide sites or facilities for overnight lorry or bus parking or operational sites for haulage businesses. However, it was accepted that Proposal E1 of the Local Plan could be amended to allow for the development of businesses within settlements, including HGV operations.

At the invitation of the Chairman, as Ward Members, Councillors Chamberlain and Busher addressed the Committee. Councillor Chamberlain supported the identification of HGV operation centres as a land use and considered that this was a District-wide issue. Councillor Busher reminded the Committee that suitable parking for buses was essential for the continuation of local bus services in Bishops Waltham, including services for schools.

Members of the Committee discussed the proposed amendments to Proposal E1 as contained in Appendix 1 of the report. At (i). the Director of Development Services clarified that the wording '*in Winchester*' referred to the built-up area of the town. It was agreed that this should be qualified with the wording '*the built-up area*' so as to avoid any confusion.

The Committee was supportive of the recommended changes to the permissive policies of the Winchester District Local Plan regarding business development in settlements as set out in Appendix 1 of the report, as issues under discussion were relevant District-wide and therefore required addressing as part of the Local Plan process. It was considered appropriate for an amendment to Proposal E1 as a general employment policy.

However, the Committee agreed that the issues facing some haulage operators and bus operators in the southern parishes needed addressing urgently as the proposed amendment to the relevant Local Plan policy would be a lengthy process and would not assist local operators such as Mr Wyre in the interim. Therefore the Council should investigate ways to facilitate their relocation where necessary as soon as possible.

RESOLVED:

1. That it be recommended to Cabinet that the City Council should recognise the need for suitable premises to be identified in the Bishops Waltham Area for operators of local bus services and work with local operators to find acceptable sites.

2. That the proposed changes to the Winchester District Local Plan Review set out in Appendix 1 be agreed as pre-inquiry changes with the additional amendment to Proposal E1(i) as follows:

replace "*Winchester*" with "***the built-up area of Winchester***".

3. That it be recommended to Cabinet that the Director of Development Services respond to requests for advice on potential HGV operating centres and bus parking in the southern parishes as a matter of urgency.

5. **REVISED DEPOSIT LOCAL PLAN: ANALYSIS OF REPRESENTATIONS AND PROPOSED PRE-INQUIRY CHANGES (CHAPTER 1 INTRODUCTION, CHAPTER 2 STRATEGY; CHAPTER 5 HISTORIC ENVIRONMENT; CHAPTER 7 EMPLOYMENT; CHAPTER 8 TOWN CENTRES, SHOPPING AND FACILITIES; CHAPTER 10 TRANSPORT; CHAPTER 11 WINCHESTER)**
(Report WDLP26 refers)

The Director of Development Services introduced the report as set out in the recommended responses to representations on the Revised Deposit Local Plan. Further to discussion, the Committee noted that the representations on the remaining Chapters and other parts of the Local Plan and the Winchester District Landscape Character Assessment were to be considered at two further meetings of the Committee. Therefore, to provide adequate scope for proper and thorough discussion, it was proposed that an additional meeting of the Committee be arranged. The revised timetable of the meetings was set out as follows:

- 8 October 2003 to commence at 9.30am until approximately lunch time;

- 3 November 2003 to commence at 9.30am until approximately lunch time;
- 4 November 2003 to commence at 9.30am and to last all day or until business is concluded.

In consideration of the report, the Chairman proposed to consider each page and issue of the Analysis of Representations on the Revised Deposit Plan individually (Appendix of the report refers) so that the Committee, the public and Ward Members present would have had the opportunity to comment upon each issue as it was discussed.

Therefore, arising from discussion, the recommended responses to representations were agreed as set out, subject to the following additions and amendments:

Issue 2.1 page 2 – That the recommended response to representation be agreed as set out with the error within the response stating RD02.10 to be corrected to read **RD02.01**.

Issue 5.3 page 4 – That the recommended response to representation be agreed as set out with the error within the response of the word "manor" to be replaced with "**manner**".

Issue 7.11 page 14 – That the recommended response to representation be agreed as set out with the error within the response of the word "when" to be replaced with the word "**unless**".

Issue 8.1 page 15 onwards - At the invitation of the Chairman, a member of the public, Mr Cole, addressed the Committee regarding RD08.02 and the definitions of apparent need for future retail development within the Broadway/Friarsgate development. Further to discussion, it was agreed that the response to the representation and recommended change to the last sentence of paragraph 8.02 as set out on page 17 be amended to read as follows:

"Any other significant retail development proposals which are unable to be located in the Broadway/Friarsgate development will be required to demonstrate a need for the development **in the proposed location** and to meet the other requirements of Proposal SF.1".

Issue 10.2 page 22-23 – The Director of Development Services requested that the recommended response to representation be agreed as set out with additional wording to record Mr Hayter's support for changes RD10.10, RD10.11 and RD10.12. This was agreed.

Issue 10.3, page 24 – a Member pointed out that the railway line to the east of New Alresford is in use, not a 'former' railway line. It was agreed that a further change should be made to map RD10.13 to reflect this.

Issue 11.1 (RD11.07) page 27 – Further to discussion, the 'recommended response' to the representation was modified to propose the deletion of the last sentence of paragraph RD11.07.

RESOLVED:

1. That it be recommended to Cabinet that the content of the schedule "Analysis of Representations and Recommended Responses", attached as the Appendix to the report and the additional changes as set out

above, be approved and endorsed as representing the Council's response to the representations on Chapter 1: Introduction, Chapter 2: Strategy, Chapter 5: Historic Environment, Chapter 7: Employment, Chapter 8: Town Centres, Shopping and Facilities, Chapter 10: Transport and Chapter 11: Winchester.

2. That it be recommended to Cabinet and to Council to approve the proposed changes to the text of the above chapters as set out in the schedules and as set out above, and their publication as proposed Pre Inquiry Changes.

3. That an additional meeting of the Winchester District Local Plan Committee be held on Monday 3 November 2003 at 9.30am in the King Charles Suite, Guildhall, Winchester to commence at 9.30am.

The meeting commenced at 9.30am and concluded at 12.00 midday.

Chairman