

PLANNING DEVELOPMENT CONTROL COMMITTEE

20 April 2006

Attendance:

Councillors:

Busher (Chairman) (P)

Baxter

Bennetts

Beveridge (P)

Davies (P)

Evans (P)

Jeffs (P)

Johnston (P)

Lipscomb (P)

Mitchell (P)

Pearce

Pearson (P)

Read (P)

Saunders (P)

Sutton (P)

Deputy Members in attendance:

Councillor Bidgood (Standing Deputy for Councillor Bennetts)

Others in attendance who addressed the meeting:

Councillors Hollingbery and Verney

1. **APOLOGIES**

Apologies were received from Councillors Baxter, Bennetts and Pearce.

2. **DEVELOPMENT CONTROL APPLICATIONS**

(Reports PDC621 and PDC620 refers)

The Schedule of Development Control Decisions arising from the consideration of the above Report is circulated separately and forms an appendix to the minutes.

Councillor Davies declared a personal (but not prejudicial) interest in respect of item 3 as a Council appointed observer on the Council for the Protection of Rural England (CPRE), which had commented on the application, although he had taken no part in their discussions on this application. He spoke and voted thereon.

Councillor Evans declared a personal (but not prejudicial) interest in respect of item 3, as the Portfolio Holder for Culture, Heritage and Sport. She explained that she had taken advice from the City Secretary and Solicitor and, although a Department within her portfolio had supported the application, she had taken no part in these discussions and had therefore not prejudiced her decision. Councillor Evans therefore spoke and voted thereon.

Councillor Sutton declared a personal (but not prejudicial) interest in respect of item 3 as she was a member of the South Downs Joint Committee which had commented on the application and she spoke and voted thereon.

In the public participation part of the meeting, the following items were discussed:

Item 2: Station Mill, Station Road, Alresford - Case Number: 06/00162/FUL

Mr Packer (on behalf of the applicant) spoke in support of the application.

Councillor Hollingbery (a Ward Member) spoke in support of the application and against the officers' recommendation for refusal. In summary, he stated that the application was for slightly larger premises than that which was granted permission in January 2004, so as to accommodate a lift, additional toilets and improved ceiling height to ensure its commercial viability. He also stated that the proposed building was more sympathetic to the adjacent listed building and the surrounding Conservation Area and its increased size would effectively only be visible from the entrance of the doctors' surgery.

Subsequent to the publication of the Report, the Director of Development explained that the Reason for Refusal 02, which related to archaeological issues, should be removed. Following debate, the Committee resolved to support the officers' recommendation to refuse planning permission.

Item 3: Proposed Motocross Site, Alresford Road, Winchester - Case Number: 06/00277/FUL

(Report PDC620 refers)

Mr Owens (on behalf of Winchester Ramblers) and Mr Windsor-Albury (on behalf of Itchen Valley Parish Council) spoke in opposition to the application and Mr Rogers (on behalf of the applicant) spoke in support of the application.

Councillor Verney spoke in opposition to the application. In summary, he stated that there was local opposition to the application and that it was likely to result in an unacceptable increase in traffic congestion around the event.

The Director of Development explained a number of corrections and changes to the Report. Only the Winchester District Landscape Assessment had Supplementary Planning Guidance (SPG) status and the other documents listed as SPGs on page 9 were background documents. The Director also requested that, if approved, an additional condition was required relating to archaeological issues and, as any permission would be a significant departure from the policies of the Local Plan, an additional period of public consultation was required to evaluate any new material considerations.

Subsequent to the publication of the Report, the County Council had raised concerns regarding ecology in that there had been no environmental assessment of the wider area beyond the application site and its possible impact on ground nesting birds. The County's Ecology Officer had therefore suggested a further recommendation, that if the application be approved, mitigation measures be taken to discourage ground nesting birds from nesting on the site and that a walk-over survey should be undertaken before any works began.

In discussing the ecological damage the event may cause, Members were concerned at the lack of information supplied by the applicant. Members doubted whether it was possible to extract sufficient top soil from the area of chalk-land and that this soil could become contaminated by the motorbikes. The Director explained that a method statement for reinstatement of the land should be included as a further recommended condition.

During debate, Members raised concerns regarding the noise that would be generated by the events. The Director confirmed that at 96 decibels at the exhaust pipe, the level of noise (although of a higher frequency) would be similar to that generated by the Homelands Music Festival which was held near to the site.

The Committee regretted the late submission of the application so close to the proposed date of the first event, but agreed that the policies of the Local Plan could not support the application because of its detrimental visual and noise effect on the Area of Outstanding Natural Beauty and the South Downs Way. Therefore at the conclusion of debate, the Committee agreed to refuse the application and delegated authority to the Director of Development (in consultation with the Chairman) to agree the detailed reasons for refusal.

The issue was discussed further in exempt session and the Committee agreed that the Director of Development and/or City Secretary and Solicitor should take any enforcement action necessary noting that delegated powers existed for such action.

With regard to items that were not subject to public participation, the following was discussed:

Item 1: North Park Farm, Mayles Lane, Knowle – Case Reference 06/00153/FUL

Following debate, the Committee resolved to grant planning permission as set out. In accordance with Council Procedure Rule 32(2) Councillor Evans abstained from voting on this item.

RESOLVED:

1 That the decisions taken on the Development Control Applications, as set out in the schedule which forms an appendix to the minutes, be agreed.

2 That in respect of item 3 – Proposed Motocross Site, Alresford Road, Winchester – authority be delegated to the Director of Development, in consultation with the Chairman, to set out detailed reasons for refusal.

3. **PLANNING IMPROVEMENT PLAN UPDATE**
(Report PDC619 refers)

Members discussed progress against the Plan and noted the continued IT problems experienced by the Department. The Committee therefore agreed that if these difficulties persisted, the next meeting should be attended by an IT Client Officer and a representative of the Council's IT contractor.

The Committee also discussed the need to train any new members of the Committee before the next meeting.

RESOLVED:

That the report be noted.

4. **PLANNING APPEALS – SUMMARY OF DECISIONS**
(Report PDC622 refers)

RESOLVED:

That the report be noted.

5. **VOTE OF THANKS**

This being the last meeting of the Municipal Year, the Committee passed a vote of thanks to its Chairman, Councillor Busher and Vice-Chairman, Councillor Davies. Councillor Busher responded by thanking the Committee and the Officers for their support over the last Municipal Year and the Committee further passed on its thanks to Councillor Bidgood, as this was the last meeting he was due to attend after 35 years service to the Council.

6. **EXEMPT BUSINESS**

RESOLVED:

1. That the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A to the Local Government Act 1972.

2. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
#	Exempt Appendix: Proposed Motocross Site, Alresford Road, Winchester) Information in respect) of which a claim to legal) professional privilege) could be maintained in) legal proceedings) (Para 5 to Schedule) 12A refers).

7. **PROPOSED MOTORCROSS SITE, ALRESFORD ROAD, WINCHESTER – EXEMPT APPENDIX**
(Report PDC620 refers)

The Committee considered exempt appendix which set out legal advice on the Proposed Motocross Site, Alresford Road, Winchester.

In light of the Committee's above decision to refuse planning permission, the City Secretary and Solicitor agreed to forward to Members further exempt information regarding possible enforcement action.

RESOLVED:

That the report be noted.

The meeting commenced at 9.30am and concluded at 1.40pm.

Chairman