

PLANNING DEVELOPMENT CONTROL COMMITTEE

1 October 2008

Attendance:

Councillors:

Jefferies (Chairman) (P)

Barratt (P)

Baxter

Busher (P)

Fall (P)

Huxstep (P)

Johnston (P)

Lipscomb (P)

Pearce (P)

Ruffell

Tait (P)

Deputy Members:

Councillor Read (Standing Deputy for Councillor Ruffell)

Councillor Weston (Standing Deputy for Councillor Baxter)

1. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee held on 11 September 2008 be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

(Report PDC766 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 Johnston declared a personal and prejudicial interest in respect of Item 5, as he was the applicant. He therefore withdrew from the room during consideration of this item.

Councillor Pearce declared a personal (but not prejudicial) interest in respect of Item 5, as he was acquainted with the applicant (Mr R Johnston, a City Councillor) through membership of the Winchester Liberal Democrats Group and he spoke and voted thereon during consideration of this item.

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Item 1 as he was a member of the Council of the City of Winchester Trust (as a Council representative), which had commented on the application. However, he had taken no part in the Trust's consideration of the item and he spoke and voted thereon. Councillor Lipscomb also declared a personal (but not prejudicial) interest in respect of Item 2 as he was formerly the Council's

representative on the South Downs Joint Committee and had served on their Planning Committee. However, he had taken no part in its consideration of this item and he spoke and voted thereon.

Councillor Read declared a personal (but not prejudicial) interest in respect of Item 1 as he was a Member of the Trust of St Cross. He therefore spoke and voted thereon during consideration of this item.

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

Item 1: St Cross Grange Residential Care Home, 140 St Cross Road, Winchester - Case Number 08/01331/FUL

The Head of Planning Control updated the Committee that since the publication of the Report, a response to consultation from the Council's Environmental Protection Section had been received, which had raised no objection, subject to appropriate contaminated land conditions. Extensive further information and plans had also been submitted by the applicant (details held on the application file) but it was the officers' conclusion that these did not alter the conclusions reached on the relevant planning matters as set out in the Report.

Mr Freeman spoke against the application and Ms K James spoke in support.

Councillor Mather (a Ward Member) spoke against the application. In summary, she stated that she was supportive of the objectives of the applicant in providing modern facilities for the elderly mentally infirm and acute dementia care, but had reservations about the context of the scheme. She wished to protect rural St Cross from urbanisation and to have development that was sympathetic to the Conservation Area. The scale and mass of the development and increase in footprint conflicted with planning policies and, combined with the loss of trees, would alter the character of the neighbourhood. There were also issues of overlooking and loss of amenity to properties in Grange Close and Grange Road. She was aware of similar care facilities that operated with less than 60 bed spaces, as was proposed by the applicant to have an economically successful business, and in conclusion she supported the officers' recommendation for refusal.

In answer to Members' questions, the Head of Planning Control clarified that although 60 bed spaces may be the industry standard, it was not policy within the Winchester District Local Plan. In addition, it was confirmed that the increase in floor space, when the existing extensions to the St Cross Grange were included, was 2.5 times - rising from 770 square metres to 1910 square metres. The proposed footprint would be about 7 times larger than the footprint of the original building, based upon plans provided by the applicant. The boundary of the Conservation Area and impact on trees was explained to the Committee, and it was noted that Ms K James, Chief Executive of Greensleeves Homes Trust, had indicated in her address to the Committee that tree loss could be reduced, if required, to achieve a compromise scheme. Although on-site car parking at 20 spaces was 6 spaces less than might be

expected, green areas existed within the scheme that could be utilised for over-spill car parking if required, without the need to park on St Cross Road.

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

Item 2: Fields off Harrow Gate Lane, Denmead - Case Number: 08/01899/FUL

The Head of Planning Control updated the Committee that since publication of the Report, a representation had been received from Mark Oaten MP commenting that the current development of the site had already spoil the appearance of the area and that local objections should be taken into consideration (detail held on the application file). The Head of Planning Control also informed the meeting that the Appeal Hearing against the track leading to the site had been held on 30 September 2008 and the decision was awaited.

Mrs C Dibden representing Hambeldon Parish Council, and Mr Hallet representing Denmead Parish Council, spoke against the application. Mr B Tutton (agent) spoke in support.

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

Item 3: 6 The Crescent, Twyford – Case Number: 08/01799/FUL

The Head of Planning Control stated that the application case number mentioned in the case history report should have read 08/00978/FUL and not 08/00777/01 as stated in the report.

Mr J Sullivan spoke against the application.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the Conditions) set out in the Report.

Item 4: Hanger Nurseries, Thompsons Lane, Owslebury, Winchester – Case Number: 08/01041/FUL

The Head of Planning Control updated the Committee that since publication of the Report, the applicant had withdrawn the application.

The following items had no public participation:

Item 5: 6 Bentley Close, Kings Worthy, Winchester - Case Number: 08/01871/FUL

The Head of Planning Control confirmed that this was an application submitted by a Member and had been processed normally. It was also clarified that the proposed extension would be approximately 2.5 metres from the southern boundary of 5 Bentley Close and not 1.5 metres as incorrectly stated in the report.

Following debate, it was agreed that subject to the inclusion of an additional condition to protect a tree in the rear garden of the application property, planning permission be granted for the reasons (and subject to the Conditions) as set out in the Report.

Item 6: Hursley Park, Hursley Park Road, Hursley – Case Number 08/01920/TCP

The Head of Planning Control updated the Committee that since publication of the Report, additional comments from the Council's Conservation Section had been received (detail on the application file), which had raised no objection to the proposal. The antenna would have no impact upon the setting of the listed building, although conditions were recommended to prevent the addition of further aerials/antennas. The Head of Planning Control explained that as this was an application for prior approval under the GPDO, it would be inappropriate to impose such restrictions. He additionally clarified that the pole was not 4.4 metres in height, as incorrectly stated in the Report but it was 5 metres in height, with the antenna on top, which added a further 1.4m.

Following debate, the Committee agreed that no objection be raised and that prior approval be granted.

RESOLVED:

1. That the decisions taken on the Development Control Applications and prior approval, as set out in the Schedule which forms an appendix to the minutes, be agreed.
2. That, in respect of Item 5 additional conditions be included to protect a tree in the rear garden of the application property and that materials match those existing.

3. **MINUTES OF THE PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE MEETING, HELD 10 SEPTEMBER 2008**
(Report PDC767 refers)

The Committee considered the minutes of the Planning Development Control (Viewing) Sub-Committee meeting, held 10 September 2008 to determine Land East of New Farm Road, New Farm Road, Alresford - Case Number 08/00677/FUL. (Attached as Appendix A to the minutes).

RESOLVED:

- That the minutes of the Planning Development Control (Viewing) Sub-Committee, held 10 September 2008, be received.

The meeting commenced at 9.30 am and concluded at 12.25 pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE: DEVELOPMENT CONTROL MEETING

DECISIONS

01.10.2008

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Winchester Town

Ward

St Michael

1 Conservation

Area:

Case No: 08/01331/FUL

Ref No: W06564/19

Date Valid: 10 July 2008

Grid Ref: 447391 127632

Team: WEST

Case Officer: Nick Parker

Applicant: Greensleeves Homes Trust

Proposal: Demolition of redundant extensions to existing care home; renovation of original building and construction of 2 and 3 storey extensions to provide specialist, dementia and general care accommodation for the frail elderly and associated developments

Location: St Cross Grange Residential Care Home 140 St Cross Road
Winchester Hampshire SO23 9RJ

Officer REFUSE

Recommendation

Committee Decision:

REFUSED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The development is contrary to policies H8, HE.5, DP.3 and DP.4 of the Winchester District Local Plan Review and would harm the character and appearance of the conservation area for the following reasons:

i) The size and mass of the proposed extensions would overwhelm and dominate the original building, and would not respect its character, scale and plan form.

ii) The proposed extensions, and resultant loss of a substantial number of established tall trees, represents further urbanisation of an area that is currently still viewed as part of the "country" approach to the City of Winchester from the south.

2 The development is contrary to policy DP.3 of the Winchester District Local Plan Review because the scale, mass and position of the proposed extensions, and the removal of a substantial number of established tall trees on the west and south boundaries, would have a harmful impact on the residential amenities of the adjoining residential properties in terms of a significant loss of privacy and outlook.

3 The development is contrary to policies DP.4 and CE.10 of the WDLP Review because the loss of a substantial number of mature trees from within the site as a result of the proposed development would have a negative impact on ecology through the loss of important habitat areas for wildlife, including protected species. The compensation measures for the loss of this habitat are considered inadequate

for a development of this size and scale and therefore the proposals are unacceptable from an ecological perspective.

Informatives

1 The Local Planning Authority has taken account of the following development plan policies and proposals: - Winchester District Local Plan Review 2006:

H8 (accommodation for the elderly),
SF6 (new facilities and services),
HE5 (conservation area),
DP3 (design),
DP.4 (landscape and built environment),
CE.10 (nature conservation),
T1, T2, T3 and T4 (transport and parking)

Hambledon

Ward

Droxford, Soberton And Hambledon

2 Conservation

Area:

Case No: 08/01899/FUL

Ref No: W20243/02

Date Valid: 6 August 2008

Grid Ref: 466161 114092

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Miss C Jeffries

Proposal: Equestrian use of land and construction of access track
(RESUBMISSION)

Location: Fields Off Harrow Gate Lane Denmead Hampshire

Officer REFUSE

Recommendation

Committee Decision:

REFUSED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The proposed change of use of the land to equestrian and the associated use of the access track and hardstanding is considered to be contrary to policies CE.5 and CE.6 of the Winchester District Local Plan Review 2006, as it would harm the natural beauty, amenity, tranquillity and distinctive character of the East Hampshire Area of Outstanding Natural Beauty, and there are no economic or social reasons to justify overriding this policy.

2 The proposal would create an undesirable precedent which would make it difficult to refuse further similar applications.

Informatives

1 The Local Planning Authority has taken account of the following development plan policies and proposals: - Winchester District Local Plan Review 2006: RT11, CE5, CE6
Planning Policy Statement 7
Equestrian Supplementary Planning Guidance

Twyford

Ward

Colden Common And Twyford

3

Conservation

Area:

Case No: 08/01799/FUL

Ref No: W21114/02

Date Valid: 25 July 2008

Grid Ref: 448020 124710

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr R Powter

Proposal: Two storey extension; construction of detached garage (RESUBMISSION)

Location: 6 The Crescent Twyford Winchester Hampshire SO21 1NL

Officer PERMIT

Recommendation

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The materials to be used in the construction of the external surfaces of the hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

3 No development shall take place until details and samples of the cedar boarding to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

Informatives

- 1 This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

- 2 The Local Planning Authority has taken account of the following development plan policies and proposals: - Winchester District Local Plan Review 2006: DP3

Owslebury

Ward

Owslebury And Curdridge

4

Conservation

Area:

Case No: 08/01041/FUL

Ref No: W08993/09

Date Valid: 21 July 2008

Grid Ref: 450463 121350

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Humbees of Marwell

Proposal: Alterations and extension to plant centre, parking and new access

Location: Hangar Nurseries Thompsons Lane Owslebury Winchester
Hampshire SO21 1JH

Officer REFUSE

Recommendation

Committee Decision:

THIS APPLICATION WAS WITHDRAWN PRIOR TO COMMITTEE

Kings Worthy

Ward

Kings Worthy

5

Conservation

Area:

Case No: 08/01871/FUL

Ref No: W21224

Date Valid: 15 August 2008

Grid Ref: 448700 132938

Team: EAST **Case Officer:** Mrs Julie Pinnock

Applicant: Mr Robert Johnston

Proposal: Single storey rear extension

Location: 6 Bentley Close Kings Worthy Hampshire SO23 7LG

Officer PERMIT

Recommendation

Committee Decision:

APPROVE SUBJECT TO CONDITION(S):-

Conditions/Reasons

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 The materials to be used in the construction of the external surfaces of the hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

3 Protective measures for the tree in the rear garden, including fencing and ground protection, in accordance with BS5837:2005 shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

Informatives

1 This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

2 The Local Planning Authority has taken account of the following development plan policies and proposals: - Winchester District Local Plan Review 2006: DP.3

Hursley

Ward

Compton And Otterbourne

6

Conservation

Area:

Case No: 08/01920/TCP

Ref No: WTC/169

Date Valid: 11 August 2008

Grid Ref: 442252 125431

Team: WEST **Case Officer:** Lorna Hutchings

Applicant: Vodafone Ltd

Proposal: Installation of tri-sector antenna mounted at a height of 21.6m on existing plant room

Location: Hursley Park Hursley Park Road Hursley Hampshire

Officer: NO OBJECTION

Recommendation

Committee Decision:

NO OBJECTION

Informatives

The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review: Winchester District Local Plan Review 2006: DP14, DP3, CE4.