



Meeting	Planning Committee
Date and Time	Thursday, 21st January, 2021 at 9.30 am.
Venue	This meeting will be held virtually and a live audio stream can be listened to via www.winchester.gov.uk .

S U P P L E M E N T A R Y A G E N D A

Agenda Item.

5. Where appropriate, to accept the Update Sheet as an addendum to the Report (Pages 3 - 12)

City Offices
Colebrook Street
Winchester
SO23 9LJ

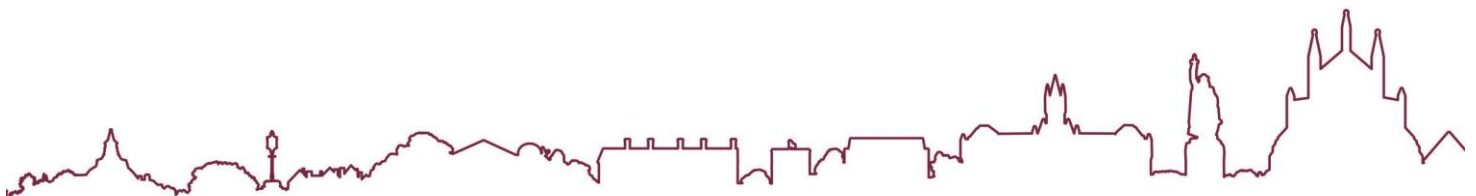
Lisa Kirkman
Strategic Director: Resources
and Monitoring Officer

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



20 January 2021

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer
Tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk



This page is intentionally left blank

Planning Committee

Update Sheet

21/01/21

The information set out in this Update Sheet includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.



Working in Partnership



Item No	Ref No	Address	Recommendation
7	20/01554/FUL	1-4 , Woodpeckers Drive, Winchester, SO22 5JJ	Permit
<p>Officer Presenting: Megan Osborn</p> <p>Public Speaking</p> <p>Objector: Elizabeth and Roger King, Mr Russell Blackman</p> <p>Parish Council representative: None</p> <p>Ward Councillor: Cllr Anne Weir</p> <p>Supporter: Chris Rees - Applicant</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
8	20/01901/HOU	Holly Tree Cottage , Park Road, Winchester, SO23 7BE	Permit
<p>Officer Presenting: Cameron Taylor</p> <p>Public Speaking</p> <p>Objector: Sean McPike</p> <p>Parish Council representative: None</p> <p>Ward Councillor: Cllr Dominic Hiscock</p> <p>Supporter: Tom Oldroyd - Applicant</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
9	20/01589/FUL	The Garden House , Southdown Road, Shawford, SO21 2BX	Permit
<p>Officer Presenting: Catherine Watson</p> <p>Public Speaking</p> <p>Objector: None</p> <p>Parish Council representative: None</p> <p>Ward Councillor: Cllr Eleanor Bell</p> <p>Supporter: Gary Bradford - Agent</p>			

Update

None

Item No	Ref No	Address	Recommendation
11	20/02156/HOU	16 Cold Harbour Close, Wickham, PO17 5PT	Permit

Officer Presenting: Marge Ballinger

Public Speaking

Objector: John Farrow, Andrew Hudson

Parish Council representative: None

Ward Councillor: None

Supporter: Mr C Duffy - Applicant

Update

One neighbour letter received in support of the proposal (adjacent no.15).

Item No	Ref No	Address	Recommendation
12	SDNP/20/01416/ FUL	28 Churchfields, Twyford, SO21 1NN	Permit

Officer Presenting: Sarah Tose

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: Cllr Sue Cook

Supporter: Rob Powter

Update

Background of the appeal

The previous application (SDNP/17/04754/FUL) was refused by the planning committee and dismissed at appeal. Below is an extract from the appeal decision outlining the reasons why the appeal was dismissed. The full appeal decision has been included as an appendix to this Update Paper.

Character of area:

- The proposed development would entail construction of a compact detached dwelling of irregular form, on an irregular tapering plot, the size of which would be noticeably smaller than that of other dwellings along the south side

of the green.

- Though a broad frontage would be provided, the dwelling would be positioned uncharacteristically close to the gable end of No 28, and similarly close to a single storey structure attached to No 29.
- This atypical positioning, combined with the immediate backdrop provided by the rear/side elevations of No 29, and 5 The Crescent, would provide an excessively cramped appearance, acutely at odds with the existing spacious character of development along the south side of the green.
- The proposed dwelling would as such appear incongruous within the street scene, and the adverse effect would be amplified by the prominent positioning of the dwelling at the beginning of the sequence around the green.

Design:

- The appellant claims that the proposed design would appear more architecturally interesting than that of original dwellings along Churchfields.
- A 'contemporary' style has been similarly employed at No 30, and in modifications to the west elevation of No 29. However neither forms part of the street scene within which the proposed dwelling would be principally viewed.
- Significant differences in the shape, size and proportions of the proposed dwelling relative both to the semi-detached pair of No 28 forms part, and matching buildings on the south side of the green, would, in my opinion, act to further accentuate the incongruous appearance of the proposed development.

Settlement boundary clarification

Ward Members requested clarification from SDNPA regarding the current settlement boundary policy position. The response from the South Downs National Park Planning Policy Manager is copied below for information:

'Policy SD30: Replacement Dwellings is only applicable to land in the National Park outwith settlement boundaries. Policy SD25: Development Strategy identifies settlements in the National Park where the principle of development is acceptable subject to a number of criteria. All the settlements named in Policy 25 should have settlement boundaries set either in the Local Plan or in a Neighbourhood Plan and these boundaries are shown on the Policies Map. However, the parish of Twyford and one other parish in the National Park have not progressed their neighbourhood plans to a stage whereby the proposed settlement boundary can be shown on the Policies Map. The Twyford Neighbourhood Plan has been submitted to the Authority and the submission consultation will start shortly. It is only when a neighbourhood plan has passed examination that its policies can be given significant weight in the determination of planning applications. Therefore the village of Twyford does not currently have a settlement boundary. In the absence of a settlement boundary, I would conclude that Policy SD30 does apply to this application as it is outwith any settlement boundaries and is located in the open countryside.

However, I would add a pragmatic note to the above. Prior to the adoption of the South Downs Local Plan, the site was within the settlement policy boundary set by the Joint Core Strategy. The site is within the settlement boundary proposed in the Submission version of the Twyford Neighbourhood Plan. The existing house is within what an ordinary person would consider to be the built up area of the village. It could therefore be argued that Planning Committee should take a pragmatic approach and say that the site should be within the settlement of Twyford and that Policy SD30 should not apply.

We have cross referenced the application with the current version of the neighbourhood plan and the site is within the proposed settlement boundary. Therefore if this application were to be determined after the plan had been made and the settlement boundary remained unaltered, then Policy SD30 would not be relevant as the site would be within the settlement boundary for Twyford.

In summary, whether Policy SD30 should be applied in this case is a matter of judgement. In planning terms, the site is located outwith any settlement boundaries and so Policy SD30 is relevant. A more pragmatic approach is that the site is located in the village and so the policy should not be applied.'

Representations

A further neighbour representation has been sent to Members, however no new issues have been raised.

Item No	Ref No	Address	Recommendation
13	SDNP/20/053 27/TCA	Manor House, High Street, Meonstoke SO32 3NH	Permit

Officer Presenting: Ivan Gurdler

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: None

Supporter: Mrs Lumby

Update

None

End of Updates

This page is intentionally left blank



Appeal Decision

Site visit made on 30 October 2018

by Benjamin Webb BA(Hons) MA MA MSc PGDip(UD) MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 8th November 2018

Appeal Ref: APP/Y9507/W/18/3201578

28 and 29 Churchfields, Twyford SO21 1NN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr R Powter against the decision of South Downs National Park Authority.
 - The application Ref SDNP/17/04754/FUL, dated 16 September 2017, was refused by notice dated 21 March 2018.
 - The development proposed is a new detached two-storey dwelling.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The site includes part of the garden of 29 Churchfields. For this reason I have amended the address above from that given on the planning application form to include reference to No 29.
3. The revised National Planning Policy Framework (the Framework) came into force during the course of the appeal. The parties have been given the opportunity to comment on the implications of the guidance on the appeal, and I have also taken it into account in determining the appeal.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the area, including the South Downs National Park (the National Park).

Reasons

5. 28 Churchfields forms one half of a pair of semi-detached dwellings; the first building on the south side of a small development arranged around a central green. The development consists of 2 types of semi-detached houses, and includes a small number of bungalows. Though the external finish of some dwellings on the south side of the green has been altered, buildings otherwise match, are aligned, and feature generous regular spacing. This provides a distinctive uniform appearance and gives the layout a spacious character.
6. The development around the green remains appreciably distinct from that around The Crescent to the south. The latter includes the building of which No 29 forms part, which, notwithstanding modifications to the west elevation, is roughly orientated in the opposite direction to No 28. The separate character of

- the 2 developments is identified within the Twyford Character Assessment 2016, and is reinforced on the ground by the bend in Churchfields adjacent to the appeal site. Within this context the proposed dwelling would be primarily viewed in association with No 28 and development arranged around the green.
7. The proposed development would entail construction of compact detached dwelling of irregular form, on an irregular tapering plot, the size of which would be noticeably smaller than that of other dwellings along the south side of the green. Though a broad frontage would be provided, the dwelling would be positioned uncharacteristically close to the gable end of No 28, and similarly close to a single storey structure attached to No 29. This atypical positioning, combined with the immediate backdrop provided by the rear/side elevations of No 29, and 5 The Crescent, would provide an excessively cramped appearance, acutely at odds with the existing spacious character of development along the south side of the green. The proposed dwelling would as such appear incongruous within the streetscene, and the adverse effect would be amplified by the prominent positioning of the dwelling at the beginning of the sequence around the green.
 8. Whilst the appellant references the similar size of the plot on which 30 Churchfields is positioned, I note that this has a more regular shape, and that substantially larger gaps exist between it and neighbouring dwellings. Furthermore both the design and immediate setting differ. As such the effects are not comparable.
 9. The appellant claims that the proposed design would appear more architecturally interesting than that of original dwellings along Churchfields. A 'contemporary' style has been similarly employed at No 30, and in modifications to the west elevation of No 29. However neither forms part of the streetscene within which the proposed dwelling would be principally viewed. Significant differences in the shape, size and proportions of the proposed dwelling relative both to the semi-detached pair of No 28 forms part, and matching buildings on the south side of the green, would, in my opinion, act to further accentuate the incongruous appearance of the proposed development.
 10. I have had regard to the purposes of the National Park designation, and advice in paragraph 172 of the Framework to give great weight to the conservation and enhancement of landscape and scenic beauty in National Parks. Though the site would be at least partially visible from an adjacent area of open green space it would be viewed firmly in the context of other existing housing development. As such the proposed development would not cause harm to either the character or appearance of the landscape, or scenic beauty of the National Park, and would not otherwise conflict with the purposes of the designation.
 11. Whilst I conclude therefore that the development would not conflict with Policy CP19 of the Winchester District Local Plan Part 1 - Joint Core Strategy 2013, which seeks to secure development in keeping with the context and the setting of the landscape and settlements of the National Park, it would nonetheless have an unacceptably adverse impact on the character and appearance of the area. This would conflict with Policy DP3 of the Winchester District Local Plan Review 2006, which amongst other things seeks to secure development whose scale and layout responds positively to the character, appearance and variety of the local environment.

Other Matters

12. Refusal of the planning permission was made by Council members against the recommendation of their officer. Council members are not however bound to follow such recommendations.
13. I have had regard to the advice in paragraph 68 the Framework which states that great weight should be given to the benefits of using suitable sites within existing settlements for homes. Advice regarding efficient use of land in paragraph 122 however draws attention to the importance of maintaining an area's prevailing character and setting, reflecting more general advice within the Framework regarding design. Given the harm to the character and appearance of the area that I have identified, the appeal scheme does not demonstrate the site's suitability for the proposed development, and as such paragraph 68 does not alter my view of the appeal scheme.
14. The Council's appeal statement raises a number of concerns regarding potential adverse effects on the living conditions of future occupants and neighbours. These did not form part of the Council's reasons for refusal, and nor were they recorded in the Committee minutes. Given my conclusion regarding the main issue however, these are not matters I need to address further.

Conclusion

15. For the reasons set out above, and with regard to all other matters raised, I conclude that the appeal should be dismissed.

Benjamin Webb

INSPECTOR

This page is intentionally left blank