

PLANNING COMMITTEE

Thursday, 18 July 2019

Attendance:

Councillors
Evans (Chair)

Bronk
Clear
Cunningham

McLean
Read
Ruffell

Deputy Members:

Councillors Bentote (as deputy for Rutter) and Gottlieb (as deputy for Laming)

Others in attendance who addressed the meeting:

Councillors: Cook, Craske and Gordon- Smith

Apologies for Absence:

Councillors Rutter and Laming

1. **APPOINTMENT OF VICE-CHAIR FOR THE MEETING**

RESOLVED:

That Councillor Clear be appointed Vice Chair for the meeting.

2. **DISCLOSURES OF INTERESTS**

Councillors Evans declared a personal (but not prejudicial) interest in respect of Item 14 (The Well House, Bridge Lane, Shawford) as she was the Council's appointed representative on the South Downs National Park Authority and she spoke and voted on this item as she had not had any involvement in the Council's planning comments.

Councillor Bronk declared a personal (but not prejudicial) interest in respect of Item 9 (The Green, Moors Close, Colden Common) as one of the residents in the Close had delivered Liberal Democrat election literature on his behalf and he stepped down from the Committee for consideration of this Agenda Item and did not speak or vote thereon.

Councillor Bronk also declared a personal (but not prejudicial) interest in respect of Items 8 (Brown Eaves, 170 Main Road, Colden Common) and 10 (Morelands, Copse Farm, Hensting Lane, Fishers Pond) as a Ward Councillor he had been approached by and discussed with residents these applications and had sat in

on the Colden Common Parish Council Planning and Transport Committee that considered Item 10. He had expressed no opinion on their merits and had not predetermined his position on these items and he spoke and voted on these applications.

Councillor Ruffell declared a personal (and prejudicial) interest in respect of Item 10 (Morelands, Copse Farm, Hensting Lane, Fishers Pond) as the exit road for the application site could affect his personal residence and he stood down from the Committee for this application and left the room and did not speak or vote thereon.

Councillor McLean declared a personal (but not prejudicial) interest in respect of Item 1 (development land, Malt Lane, Bishops Waltham) as he was a Ward Member, but he had not discussed the application and he spoke and voted on the application.

3. **MINUTES**

RESOLVED:

That subject to under Declarations of Interest under item 7 (Land adjacent to Brookfield, Hazeley Road, Twyford) Councillor Bronk being shown as a member of Twyford Parish Council (and not Colden Common and Twyford Parish Council) and that he knew the applicant and his agent as well as the objector and that in addition, under item 17 (land off Burnett Lane, Kings Worthy), the reference to King Bishop Walk should refer to Kim Bishop Walk, the minutes of the meeting held on 20 June 2019 be approved and adopted.

4. **WHERE APPROPRIATE, TO ACCEPT THE UPDATE SHEET AS AN ADDENDUM TO THE REPORT.**

The Committee agreed to receive the Update Sheet as an addendum to Report PDC1140.

5. **PLANNING APPLICATIONS (PDC1140 AND UPDATE SHEET REFERS)**

A copy of each planning application decision is available to view on the Council's website under the respective planning application.

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

6. **DEVELOPMENT LAND MALT LANE BISHOPS WALTHAM (CASE NO: 18/00170/FUL)**

Item 7. Full planning application for the erection of 28 apartments, five ground floor retail units (Use Classes A1/A2/A3), a replacement NHS Facility (Use Class D1) and a replacement Youth Hall (sui generis) following the demolition of the existing buildings

Development Land, Malt Lane, Bishops Waltham

Case number: 18/00170/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out a further reason for refusal (reason 7) to reflect the fact that the development did not provide a suitable mix of housing which was contrary to policy CP2 of the Winchester Local Plan Part 1, due to the lack of any 3 bed dwellings.

During public participation, Vivienne Jury and Councillor Robert Shields (Bishops Waltham Parish Council) spoke in objection to the application and all 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.

7. **BROWN EAVES, 170 MAIN ROAD, COLDEN COMMON (CASE NO: 19/01049/HOU)**

Item 8: Retention of existing outbuilding in incidental use to the main dwellinghouse following internal and external alterations.

Brown Eaves, 170 Main Road, Colden Common

Case number: 19/01049/HOU

The Service Lead Built Environment referred Members to the Update Sheet which set out an amendment to Condition 2 to read: The development shall be maintained in its current form, as shown in plan ref. 070519 1A3 and at no time shall additional doors, windows, internal sub-divisions or domestic facilities be introduced. Reason: To ensure that the use of the building remains incidental to the dwelling house.

During public participation, Councillor Pam Glasspool (Colden Common Parish Council) spoke in objection to the application and answered Members' questions thereon.

During public participation, Councillor Cook spoke on this item as Ward Member.

In summary, Councillor Cook stated that:

- The application site had a long planning history and this application was retrospective.
- She had been contacted by local residents.
- The outbuilding gave the appearance of two properties and not one.
- The removed door, internal walls and lessening in the roof height could be reintroduced.
- The applicant had been treated fairly.
- It had affected the neighbours at Tanglewood as trees had been removed, there had been burning on site, light intrusion and drainage problems.
- The outbuilding had minimal service access.
- The outbuilding should have been demolished on 15 May 2019 (following the earlier Planning Inspector's decision).

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, subject to the inclusion of an additional informative (no 4) that the application site be subject to proactive monitoring by the Council's Planning Enforcement Team.

8. **THE GREEN, MOORS CLOSE, COLDEN COMMON (CASE NO: 19/00896/FUL)**

Item 9: Proposed Car Park

The Green, Moors Close, Colden Common

Case number: 19/00896/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out an additional Informative (no 4) relating to the hours of construction.

During public participation, Mr Izard (Chair of Colden Common Parish Council) spoke in support of the application and answered Members' questions thereon. At the invitation of the Chair, Michelle Surtees, Housing Officer (Estate Improvements) answered questions from Members.

During public participation, Councillor Cook spoke on this item as Ward Member.

In summary, Councillor Cook stated that:

- The Council had engaged and consulted on the proposal and the Housing Officer was thanked for their work.
- There were 16 residents in favour and 7 against.
- There was presently a lack of car parking spaces.
- Part of the green would be retained.
- Parking problems were most severe on evenings and weekends.
- The properties in the Close had good sized gardens and a play area was close by.
- The proposal would enhance the area and would add safety.

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

9. **MORELANDS COPSE FARM, HENSTING LANE, FISHERS POND (CASE NO: 19/00781/FUL)**

Item 10: Change of use from equestrian use as part of the former Hampshire Riding Therapy Centre to class B1(a) use; including removal of existing redundant buildings, alterations/improvements to the external appearance of retained buildings and provision of enclosures for external plant associated with the heating and cooling of the building. Morelands Copse Farm, Hensting Lane, Fishers Pond. Case number: 19/00781/FUL.

The Service Lead Built Environment referred Members to the Update Sheet which set out additional conditions following a Bat survey: (conditions 11 regarding external lighting and 12 regarding bird/bat nest boxes and roost boxes and ecology matters).

During public participation, Roger Grimshaw spoke in objection to the application and James Everton (applicant) spoke in support of the application and all answered Members' questions thereon.

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

10. **HAZELWOOD, 29 DOWNSIDE ROAD, WINCHESTER (CASE NO: 19/00922/FUL)**

Item 11: Application Reference Number: 18/02454/FUL Date of Decision: 10/01/2019 Condition Number(s): Condition 2 (Approved Plans)
Amend approved plans condition to reflect proposed changes to some elevations and repositioning of dwellings within the plot
Hazelwood, 29 Downside Road, Winchester
Case number: 19/00922/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out details of an updated Site Plan 7462-D100 submitted 17 July 2019 and amendments to Condition 3 relating to the use of the integral garage space in Plot 2 and the additional roofspace to be created in Plot 3 to accord with the terms of the application and to ensure that the development remained compliant with Policy CP2 of the Local Plan Part 1.

In addition, the Service Lead Built Environment gave a verbal update that Permitted Development Rights classes A, B and C of the General Permitted Development Order of the Town and Country Planning Act be removed in line with the existing permission.

During public participation, Tim Spencer spoke in objection to the application and Jim Bevan (agent) spoke in support of the application and all answered Members' questions thereon.

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

In summary, Councillor Craske gave an outline of the planning history of the site and the actions of the applicant in respect of planning policies and stated that:

- The integral garage space (in Plot 2) now had a window and door and could be converted in to living space.
- The application site now had two 4/5 bed houses and a 2 bed roomed house.
- Highway issues and the ability of vehicles to enter the site; turn and leave in a forward gear.
- That permitted development rights be removed and previous conditions should be enforced.
- Better solutions were required.

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 and the additional condition that Permitted Development

Rights classes A, B and C of the General Permitted Development Order of the Town and Country Planning Act be removed in line with the existing permission.

11. **OLD SHEEP FAIR, THE LONG BARN, BISHOPS SUTTON ROAD, ALRESFORD (CASE NO: 19/00619/FUL)**

Item 13: Variation of condition 2 of planning permission 13/02145/FUL (Amended).

Old Sheep Fair, The Long Barn, Bishops Sutton Road, Alresford

Case number: 19/00619/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out a further objection received on 16 July 2019 from Ian Ellis, Southern Planning Practice, in response to the officer's Committee report. The main considerations within this letter are set out below:

- The objection raised concerns with the fact that the application was not re-advertised and that a new public consultation period was not instigated following the submission of the applicant's retail impact assessment.
- There were concerns that the summary of objection and support comments within the officer report was inaccurate and that the number of objections had been unfairly represented.
- It was felt that the outdoor display areas should not be included within the total retail floor space as they were not subject to condition 2 of the 13/02145/FUL. The objector suggested that the application should be withdrawn until the above points were addressed.

Further, in the section of the Update Sheet headed 'Consultations':

The City Council's Economic Team were consulted on the application and submitted an objection to the proposal. Following this objection, and following suggestions contained within the economic response, further retail studies had been commissioned by the applicant which demonstrates that there was no evidence which suggests Long Barn is detrimental to the local businesses within New Alresford Town Centre.

It has not been possible to arrange a follow up meeting with the City Council's Economic Team since the new retail information had been submitted due to staff holidays. However, the information had been assessed by the officer and the City Council's Strategic Planning Team and it was considered to overcome the previous economic objection to the application.

During public participation, Ian Ellis (Southern Planning Practice) Simon Evans and Stephen Glaister spoke in objection to the application and Daniel Wiseman (Agent) spoke in support of the application and all answered Members' questions thereon.

In his statement Mr Evans informed the meeting that he had been asked to make a declaration on behalf of Councillor Griffiths who was unable to make any

representation today regarding the Long Barn application. She owned a property adjacent to Long Barn which created a Disclosable Pecuniary and potentially Prejudicial Interest.

During public participation, Councillor Gordon-Smith spoke on this item as Ward Member.

In summary, Councillor Gordon-Smith raised the points that:

- He was making representation on behalf of Councillor Power, fellow Ward Member, who could not be in attendance.
- The application had a large number of objectors and supporters.
- The Local Plan aimed to protect the countryside, Market towns and rural development and to approve the application would set a precedent and the impact on businesses (in Alresford Town) and would question the validity of the Local Plan.
- Local Plan Policy MTRA1 referred to appropriate scale and expansion of rural shops - the Long Barn was already too big, situated between properties and was too far from the Town.
- Local Plan policy MTRA2 concentrated retail in existing settlement boundaries unless it was shown to be needed by the community and be appropriate in scale.
- Development outside of the settlement boundary had to demonstrate need or aspiration.
- The effect of hours of operation was increased by the mail order business.
- Local Plan Policy MTRA4 and the need for selling products such as food, homeware and jewellery in a countryside location when these items were sold in Alresford.
- Its nature and scale was disproportionate to its setting.

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.

12. **THE WELL HOUSE, BRIDGE LANE, SHAWFORD (CASE NO: 18/02792/FUL)**
Item 14: Demolition of existing building with replacement dwelling
The Well House, Bridge Lane, Shawford
Case number: 18/02792/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out additional supporting information submitted by the applicant on 17 July 2019.

During public participation, Jeremy Higgins spoke in objection to the application and Andy Ramus (architect) spoke in support of the application and all answered Members' questions thereon.

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

Applications inside the area of the South Downs National Park (SDNP):

13. **OLD SCHOOL HOUSE, CHILCOMB (CASE NO: SDNP/19/01840/FUL)**
Item 15: Erection of a new dwelling
Land adjacent to The Old School House, Church Lane, Chilcomb, Winchester
Case number: SDNP/19/01840/FUL

During public participation, Rolf Hawkins spoke in objection to the application and Ian Ellis (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 and informatives set out in the Report subject to an additional reason for refusal regarding policy SD5 of the South Downs National Park Local Plan due to the proposal's adverse impact on the character of the area

14. **LAND OFF FOLLY HILL LANE, ITCHEN STOKE, ALRESFORD (CASE NO: SDNP/19/02218/FUL)**
Item 16: Alterations to existing agricultural access and reinstatement of an agricultural track
Land Off Folly Hill Lane, Itchen Stoke, Alresford
Case number: SDNP/19/02218/FUL

During public participation, Stephen Drake and David Cook (Chairman Itchen Stoke and Ovington Parish Council) spoke in objection to the application and Richard Osborn (Agent) spoke in support of the application and all answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to refuse permission in accordance with policies SD4, SD5 and SD7 of the South Downs National Park Local Plan due to the proposal's adverse impact on the landscape character of the area and the adverse impact on the amenity of neighbours as it was a domestic access with the precise wording delegated to the Service Lead Built Environment in consultation with the Chair.

15. **TREE WORKS IN A CONSERVATION AREA - MEADOW BANK, WOODMAN LANE, SPARSHOLT (FOR INFORMATION)**
Item 17: T1 - Golden Leynaldii - Remove at ground level
Meadow Bank, Woodman Lane, Sparsholt
Case number: 19/01050/TPC

At the conclusion of debate, the Committee agreed to note the decision made.

RESOLVED:

That the decisions taken on the Planning Applications in relation to those applications inside and outside the area of the South Downs National Park be agreed as set out in the decision relating to each item, subject to the following:

- (i) That in respect of item 8 (Brown Eaves, 170 Main Road, Colden Common) permission be granted for the reasons and subject to the conditions and informatives set out in the Report and

the Update Sheet subject to the inclusion of an additional informative (no 4) that the application site be subject to proactive monitoring by the Council's Planning Enforcement Team.

(ii) That in respect of item 11 (Hazelwood, 29 Downside Road, Winchester) permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet and the additional condition that Permitted Development Rights classes A, B and C of the General Permitted Development Order of the Town and Country Planning Act be removed in line with the existing permission.

(iii) That in respect of item 15 (Old School House, Chilcomb) permission be refused for the reasons and informatives set out in the Report subject to an additional reason for refusal regarding policy SD5 of the South Downs National Park Local Plan due to the proposal's adverse impact on the character of the area.

(iv) That in respect of item 16 (Land off Folly Hill lane, Itchen Stoke, Alresford) permission be refused in accordance with policies SD4, SD5 and SD7 of the South Downs National Park Local Plan due to the proposal's adverse impact on the landscape character of the area and the adverse impact on the amenity of neighbours as it was a domestic access with the precise wording delegated to the Service Lead Built Environment in consultation with the Chair.

The meeting commenced at 9.30am, adjourned between 1.25pm and 2.15pm and concluded at 5.15pm.

Chair