

PLANNING COMMITTEE

18 March 2020

Attendance:

Councillors

Evans (Chair)

Bronk
Clear
Laming

Cunningham
Read

Deputy Members:

Councillor Bentote (as deputy for Councillor Rutter)

Others in attendance who addressed the meeting:

Councillor Learney

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

RESOLVED:

That, in the absence of Councillor Rutter, Councillor Clear be appointed Vice Chair for the meeting.

2. **APOLOGIES AND DEPUTY MEMBERS**

Apologies were received from Councillors McLean, Ruffell and Rutter and Councillor Bentote was in attendance as Deputy Member for Councillor Rutter.

3. **DISCLOSURES OF INTERESTS**

Councillor Bentote declared that in respect of item 7 (Land To The North of Forum Buildings, Solent Business Park, Parkway, Whiteley) he had predetermined the application and stepped down from the committee for this item and spoke as a Ward Member and he took no part in the discussion or vote thereon.

4. **MEMBERSHIP OF SUB-COMMITTEES ETC**

There was no action to report under this item.

5. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held on 18 February 2020 be approved and adopted.

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

(Report PDC1158 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.

The committee agreed to receive the Update Sheet as an addendum to Report PDC1158.

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

7. **PLANNING APPLICATIONS (WCC ITEMS 7 - 10) AND (PDC1158 AND UPDATE SHEET REFERS)**

The committee considered the following items.

8. **LAND TO THE NORTH OF FORUM BUILDINGS, SOLENT BUSINESS PARK, PARKWAY, WHITELEY**

Item 7: Hybrid planning application with part submitted in outline and part in detail for a mixed-use development. The outline component is for a maximum of 8,946 sqm (GEA) floorspace comprising light industrial (B1c), a day nursery (D1) a gym (D2) and associated parking and landscaping. The detailed component comprises a hotel (C1), a flexible restaurant/bar (A3/A4), a multi storey car park (sui generis), new access routes and junction works, new servicing routes, associated parking, landscaping and associated development.
Land to the North of Forum Buildings, Solent Business Park, Parkway, Whiteley
Case number: 19/00852/OUT

The Service Lead Built Environment referred Members to the Update Sheet which set out amended conditions 7, 15, 18, 19 and 28 following discussions with the applicant. A verbal update was also provided to correct references in the Report to Whiteley Town Council (rather than Whiteley Parish Council) and Rookery Avenue (rather than Rooksdown Avenue). A verbal update was additionally provided to amend the wording in Condition 7 relating to BREEAM Certificates complying with policy CP11 which dealt with the energy of the buildings and the viability and practicality of the scheme.

During public participation, Yvonne Beadlesmith and also Councillor Malcolm Butler (Whiteley Town Council) spoke in objection to the application and David Hughes (Applicant) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Bentote stated that although some changes had been made to the scheme there could have been more consultation undertaken,

including on the positioning of some elements of the scheme. The arrangement of the five components of the scheme included a hotel that residents thought should be in a different position rather than by the lake. The extra car parking for the business park was supported and highways remained a problem in the area. There was also a question of need for the hotel, restaurant and gym and the site should be reserved for B1 use. Further clarification on drainage issues was also 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 subject to the inclusion of the verbal update to amend condition 7 as set out in the resolution below at the conclusion of the application items.

9. **LAND REAR OF CHAIRMAKERS ARMS, HIPLEY ROAD, HAMBLEDON**
Item 8: Creation of two Gypsy/Traveller Pitches comprising 1 Mobile Home, 1 Touring Caravan and 1 Dayroom for each pitch, and associated works.
Temporary permission until 2024
Land Rear of Chairmakers Arms, Hipley Road, Hambledon
Case number: 19/02469/FUL

The Service Lead Built Environment verbally clarified that in the description of the development in the application the words “Temporary permission until 2024” were added during the processing of the planning application following negotiations with the applicant.

During public participation, Councillor Langford-Smith representing Denmead Parish Council spoke in objection to the application and answered Members’ questions thereon.

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, subject to the inclusion of an additional informative as set out in the resolution below at the conclusion of the application items.

10. **BITTLES FARM, FAREHAM ROAD, HAMBLEDON PO7 4QW**
Item 9: Mobile home to house an equine manager/worker for a temporary period of 3 years.
Bittles Farm, Fareham Road, Hambledon
Case number: 19/00423/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out that one additional comment in support of the proposal had been submitted regarding on site security and additional care for the animals on site.

During public participation, Councillor Langford-Smith representing Denmead Parish Council spoke in objection to the application and answered Members’ questions thereon.

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.

11. **2 LYNFORD WAY (MERRYMEAD), WINCHESTER, SO22 6BW**

Item 10: New side, rear and roof extensions for first floor accommodation and integrated garage. Demolish existing garage.

2 Lynford Way (Merrymead), Winchester

Case number: 19/02806/HOU

The Service Lead Built Environment referred Members to the Update Sheet which stated that after the committee report was finalised for publication, drawings had been amended to address the concern of potential gutter overhang onto no.3 Lynford Avenue. The box gutter had been defined and drawings amended to include the altered design. Condition 5 was revised with the amended drawings.

During public participation, Stuart Lyell spoke in objection to the application and Nicholas Brook (agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Learney highlighted that the latest revised plans had not been seen but they did not address reservations over the application, which had received 16 objections. There had not been early engagement with the Planning Department to avoid poor design and the proposal was overbearing, overshadowed no. 3 Lynford Avenue and was out of character with the area as it did not reflect its distinctiveness, which was a separation of properties. The roof scape was dominant and would set an unfortunate precedent. It did not comply with policies DS1, DM16, DM17 or the Supplemental Planning Design for High Quality Places and should be refused.

At the conclusion of debate, the committee agreed to refuse permission as set out in the resolution below at the conclusion of the application items.

12. **PLANNING APPLICATIONS (WCC ITEMS 12- 14) (PDC1158 AND UPDATE SHEET REFERS)**

The committee considered the following items.

13. **49 STONEY LANE, WINCHESTER SO22 6DP**

Item 12: Demolition of existing dwelling followed by erection of 4 no. 2-bed terraced chalet bungalows and 2 no. 3-bed semi-detached chalet bungalows including associated infrastructure

49 Stoney Lane, Winchester

Case number: 19/01874/FUL

During public participation, Keith Adams spoke in objection to the application.

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

In summary, Councillor Learney highlighted that no pre-application advice had been sought for this sensitive plot that would set a precedent for the St Barnabas Ward. The revised plans did not address issues of overdevelopment and that it was out of character with the area (unlike the More Place development, opposite the application site which had more in common with the urban character of Weeke). The proposal would introduce a hard urban edge to the street scene and would also result in the moving of a lighting column and road safety signs as well bringing forward the building line. The two access roads would reduce the number of on site car parking bays.

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

14. **55 MILLAND ROAD, WINCHESTER, SO23 0QA**

Item 13: Detached wooden shed with a pitched roof in rear garden (3.65m length x 2.15m width, 2.62m height; retrospective; amended proposal)

55 Milland Road, Winchester

Case number: 19/02773/HOU

During public participation, Jane Willing (applicant) spoke in support of the application.

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 subject to an amendment to condition 2 as set out in the resolution below at the conclusion of the application items.

15. **ABBOTSWOOD, SLEEPERS HILL, WINCHESTER SO22 4NA**

Item 14: Extension and refurbishment of existing dwelling and additional ancillary building

Abbotswood, Sleepers Hill, Winchester

Case number: 19/02847/HOU

During public participation, Neil Clemson (Kerrfield Residents) spoke in objection to the application.

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 subject to an additional condition as set out in the resolution below at the conclusion of the application items.

RESOLVED:

That the decisions taken on the Planning Applications in relation to those applications 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 7 (Land To The North Of Forum Buildings Solent Business Park Parkway Whiteley, Case number:

19/00852/OUT) permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet and subject to the inclusion of the verbal update to amend condition 7 as follows: Within three months of starting work on either the hotel or the restaurant in Phase 1, interim BREEAM Certificates shall be submitted to and approved in writing by the local planning authority. The applicant shall take all practical measures to achieve the best % scores possible for the hotel and restaurant with a minimum requirement of 5 Ene 01 credits for each of these buildings. The development shall be built in accordance with these approved details.

(ii) That in respect of item 8 (Land Rear Of Chairmakers Arms, Hipley Road, Hambledon, Case number: 19/02469/FUL) permission be granted for the reasons and subject to the conditions and informatives set out in the Report, subject to the inclusion of an additional informative that the applicant be reminded that this is a temporary consent and they should seek to find suitable alternatives before the expiry of the temporary consent.

(iii) That in respect of item 10 (2 Lynford Way (Merrymead), Winchester Case number: 19/02806/HOU) permission be refused as the application was out of character and impacted on the street scene due the raising of the roof which did not match the incremental terraces as they ascended Lynford Avenue and the extension to the side and it was also overbearing due to the difference in levels and impact to no.3 Lynford Avenue and the perception of the increased height to the boundary in accordance with policies DM16, DM17 and the High Quality Places Supplementary Planning Document, with precise wording delegated to the Service Lead Built Environment in consultation with the Chair.

(iv) That in respect of item 13 (55 Milland Road, Winchester, Case number: 19/02773/HOU) permission be granted for the reasons and subject to the conditions and informatives set out in the Report subject to an amendment to Condition 2 with the addition of the words 'and thereafter retained' after the words 'within 2 months following the determination date of this application'.

(v) That in respect of item 14 (Abbotswood, Sleepers Hill, Winchester, Case number: 19/02847/HOU) permission be granted for the reasons and subject to the conditions and informatives set out in the Report subject to an additional condition that obscure glazing be fitted to the fixed doubled pane window in the proposed rear extension to comprise the gym and that an informative be added to inform the building hours.

16. **PLANNING APPEALS (PDC1159)**
(Report PDC1159 refers)

RESOLVED:

That the summary of appeal decisions received during October – December 2019 be noted.

The meeting commenced at 9.30am, adjourned between 1.15pm and 2.00pm and concluded at 3.00pm.

Chair