

PLANNING COMMITTEE

Thursday, 20 August 2020

Attendance:

Councillors
Evans (Chairperson)

Rutter
Gordon-Smith
Laming

McLean
Read
Ruffell

Deputy Members:

Councillor Bentote (as deputy for Clear)

Other Members that addressed the meeting:

Councillors Clear, Clementson and Lumby

Audio recording of the meeting

A full audio recording of this meeting is available via this link:

[Audio recording](#)

Apologies for Absence:

Councillor Clear

1. DISCLOSURES OF INTERESTS

Councillor Evans declared a personal (but not prejudicial) interest in respect of item 13 (Land South of Ash Farm, Titchfield Lane, Wickham – case no 19/02710/FUL) due to her role as Ward Member and Wickham Parish Councillor. However, she stated she had no involvement in the Parish Council's consideration of the application, therefore she took part in the discussion and voted thereon.

Councillor Read declared a personal (but not prejudicial) interest in respect of item 11 (Land adjacent to Woodlands, Bunker Hill, Denmead – case no 20/00761/FUL) due to his role as Ward Member. He took part in the discussion and voted thereon.

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

There was no action to report under this item.

3. **MINUTES**

RESOLVED:

That the minutes of the previous meetings held on 23 June 2020 and 16 July 2020 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 PDC1166.

5. **PLANNING APPLICATIONS (PDC1166) - SDNP ITEM 7, WCC ITEMS 8 & 9 AND WCC ITEMS 11 - 13 AND UPDATE SHEET**

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

The committee considered the following items:

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

6. **HAYDEN BARN COTTAGE, HAYDEN LANE, WARNFORD, SO32 3LF (CASE NUMBER: SDNP/20/00708/FUL)**

Item 7: (Part retrospective) Erection of private recreational stable to be used in association with Hayden Barn Cottage
Hayden Barn Cottage, Hayden Lane, Warnford, SO32 3LF
Case number: SDNP/20/00708/FUL

At its meeting on 18 June 2020, the committee had agreed to defer the determination of this item to allow for a pre-emptive site visit to take place to view the application in the context of its location. A site visit was attended by all members of the committee, except Councillor Bentote who was not nominated as deputy at the time of the site visit, and the application was before the committee for further consideration.

The Service Lead: Built Environment referred Members to the Update Sheet which stated that a further three letters of representation had been received raising no additional issues to those previously covered in the report.

During public participation, Jackie Ware and Councillor Mark Rogers (Warnford Parish Council) spoke in objection to the application and Dan Roycroft (agent) spoke in support of the application and all answered Members' questions thereon.

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

In summary, Councillor Lumby thanked the committee for attending the site visit and referenced particular aspects including the history of the area and location of the site in an area of outstanding natural beauty, the raised height of the site above the neighbouring property, the telegraph line, the proximity of the boundary and a possible suitable alternative location in the top of the field. He made reference to the focus of the application and plans of the existing building, which had not been permitted and therefore considered the primary focus should be on the land prior to the commencement of the retrospective work (ie open ground land).

Councillor Lumby suggested that, in addition to the refusal of the consent, the committee also request that the unauthorised works carried out be investigated and that appropriate enforcement proceedings be taken. He raised concern that there was no reference that the field failed to comply with the standards of the British Horse Society for two, let alone three horses and queried why three stables were required for one horse. In addition, he also expressed concern regarding the interpretation of the South Downs National Park policies.

In conclusion, Councillor Lumby urged the committee to refuse the application and request that the applicant be encouraged to submit an alternative application in an improved location away from neighbouring properties.

The Service Lead: Built Environment reminded Members that the neighbourhood issues referred to during discussion were not material planning considerations and that land use planning matters should remain the focus of the committee.

In response to Members' questions, the Council's Landscape Architect clarified that the land would be reinstated where the existing stable was currently located, together with the removal of the hardstanding, in order to return the site to how it looked prior to the installation of the stable.

At the conclusion of debate, the committee refused permission for the following reasons: the proposed siting of the stables, track and alteration of levels results in harm to the landscape character of this part of the South Downs National Park by reason of siting, scale and raised land which fails to reflect the context and type of landscape and special quality of this part of the South Downs National Park and fails to demonstrate a conservation based land management approach; contrary to policies SD4 and SD24 of the South Downs National Park.

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

7. **HAMPSHIRE CONSTABULARY HQ, ROMSEY ROAD, WINCHESTER
(CASE NUMBER: 20/00462/AVC)**

Item 8: Hoarding advertisements and signage relating to Knights Quarter
(AMENDED PLANS).

Hampshire Constabulary HQ, Romsey Road, Winchester
Case number: 20/00462/AVC

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.

8. **24 LANGTON CLOSE, WINCHESTER, SO22 6RJ**
(CASE NUMBER: 20/00578/FUL)

Item 9: Proposed new dwelling to end of existing terrace.
24 Langton Close, Winchester, SO22 6RJ
Case number: 20/00578/FUL

During public participation, Craig Lawson (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 subject to the informatives set out in the Report and in addition, the High Quality Places Supplementary Planning Document (SPD) HQP 2, 3 and 4.

9. **LAND ADJACENT TO WOODLANDS, BUNKERS HILL, DENMEAD,**
HAMPSHIRE
(CASE NUMBER: 20/00761/FUL)

Item 11: Residential development to include 1 no. two storey three bedroom detached house and 2 no. two storey two bedroom semi-detached houses with associated on-site parking and turning area utilising existing highway access off Bunkers Hill.
Land Adjacent to Woodlands, Bunkers Hill, Denmead
Case number: 20/00761/FUL

The Service Lead: Built Environment referred Members to the Update Sheet which stated that further comments had been received from Ecology confirming that the Phase 2 survey addressed most of the concerns raised and that the development could be accommodated without adverse impact on the ecology providing appropriate mitigation was in place. If the committee was minded to approve the application, conditions requiring a Construction Method Statement, a Biodiversity Mitigation and Enhancement Plan and details of any external lighting should be included. A further letter was also received from the applicant's agent in response to the issues raised within the report.

In addition, a verbal update was made at the meeting that a supporting letter and photographs had been circulated to the committee, prior to the meeting, by the applicants.

During public participation, Dee Hewitt (also representing James Goodwin and Stella Etherton who had registered to speak on this application), spoke in objection to the application and Caroline Cahill (applicant) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Clementson stated that she had concerns for those that lived along this road who were already experiencing problems with speeding and high volumes of traffic travelling from Southwick to Denmead and difficulties with sight lines and additional properties along Bunkers Hill would exacerbate the existing issues. She stated that, in her opinion, the proposal was unacceptable and unsympathetic to the character of Bunkers Hill and would set a precedent in this area.

In conclusion, Councillor Clementson urged the committee to listen to the views of the local residents and refuse this application.

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

10. **LAND ADJACENT TO KESTREL RISE, PRICKETTS HILL, SHEDFIELD, SO32 2JW**
(CASE NUMBER: 20/00883/FUL)

Item 12: Erection of small scale holiday let accommodation consisting of 2 x Shepherd huts
Land adjacent to Kestrel Rise, Pricketts Hill, Shedfield, SO32 2JW
Case number: 20/00883/FUL

The Service Lead: Built Environment referred Members to the Update Sheet which set out an additional letter of objection received from Shedfield Parish Council.

In addition, a verbal update was made that the description had been amended to remove the treehouse from the application and that a further amendment was required to condition 2 to list the set of approved plans which had been omitted from the report.

During public participation, Michael Paxman spoke in support of 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, the Update Sheet and the verbal update above, subject to an additional informative stating that other operational development that requires planning permission should be sought prior to undertaking work ie. tents or any other operational work.

11. **LAND SOUTH OF ASH FARM, TITCHFIELD LANE, WICKHAM, HAMPSHIRE**
(CASE NUMBER: 19/02710/FUL)

Item 13: Development of a battery energy storage facility at land off Titchfield Lane, incorporating access road, security fence, and associated infrastructure (temporary 25 year permission).
Land South of Ash Farm, Titchfield Lane, Wickham
Case number: 19/02710/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out concerns regarding the type of battery and the action to be taken in the event of a leak.

During public participation, Stephen Jupp (on behalf of Mr & Mrs Lamb) and Councillor Mike Hollis (Wickham Parish Council) spoke in objection to the application and Kevin Farr spoke in support of the application and all answered Members' questions thereon.

In response to questions, Kevin Farr clarified that the applicants would be in agreement with an addition to the landscaping condition to ensure that enhanced large planting takes place to the northern boundary of the application site to offer early screening to neighbouring properties.

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

In summary, Councillor Clear stated that she fully supported Wickham Parish Council's many concerns in respect of the application and raised queries in respect of the type of industrial battery to be used, the health and safety aspects and potential hazard risks. She suggested that a storage facility in this countryside location would change the outlook of the area and she did not consider 25 years to be a temporary period of time for a development that would increase traffic generation in an already busy location.

In conclusion, Councillor Clear considered that the application was contrary to policy MTRA 4 and stated that as energy storage was in early technical growth, the development would be best served on an industrial site where any hazardous situations could be closely monitored and controlled and not in a countryside location nearby to residential properties and she urged the committee to refuse 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 the Update Sheet, subject to the following: an addition to condition 13 regarding landscaping, to include details of mature planting on the northern boundary also to be submitted to the Local Planning Authority for approval prior to development taking place; and an additional condition 16 to read that 'once the 25 year temporary permission ceases, all equipment to be removed from the site and land to be restored to former use as agricultural land. The scheme to be submitted and agreed by the Local Planning Authority no later than three months prior to the cessation date and to include details of the proposed removal of the perimeter fencing, cabling and underground features within the site. If the site fails to operate for six months, the restoration of the site shall be triggered unless prior agreement has been obtained from the Local Planning Authority.'

RESOLVED:

That the decisions taken on the Planning Applications in relation to those applications outside and inside 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 (Hayden Barn Cottage, Hayden Lane, Warnford: Case number: SDNP/20/00708/FUL) permission be refused for the following reasons: the proposed siting of the stables, track and alteration of levels results in harm to the landscape character of this part of the South Downs National Park by reason of siting, scale and raised land which fails to reflect the context and type of landscape and special quality of this part of the South Downs National Park and fails to demonstrate a conservation based land management approach; contrary to policies SD4 and SD24 of the South Downs National Park.
- (ii) That in respect of item 9 (24 Langton Close, Winchester - Case number: 20/00578/FUL) permission be refused for the reasons and subject to the informatives set out in the Report and in addition, the High Quality Places Supplementary Planning Document (SPD) HQP 2, 3 and 4.
- (iii) That in respect of item 12 (Land Adjacent to Kestral Rise, Pricketts Hill, Shedfield - Case number: 20/00883/FUL) permission be granted for the reasons and subject to the conditions and informatives set out in the Report, the Update Sheet and the verbal update above, subject to an additional informative stating that other operational development that requires planning permission should be sought prior to undertaking work ie. tents or any other operational work.
- (iv) That in respect of item 13 (Land South of Ash Farm, Titchfield Lane, Wickham - Case number: 19/02710/FUL) 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 following: an addition to condition 13 regarding landscaping, to include details of mature planting on the northern boundary also to be submitted to the Local Planning Authority for approval prior to development taking place; and an additional condition 16 to read that 'once the 25 year temporary permission ceases, all equipment to be removed from the site and land to be restored to former use as agricultural land. The scheme to be submitted and agreed by the Local Planning Authority no later than three months prior to the cessation date and to include details of the proposed removal of the perimeter fencing, cabling and underground features within the site. If the site fails to operate for six months, the restoration of the site shall be triggered unless prior agreement has been obtained from the Local Planning Authority.'

12. **PLANNING APPEALS (PDC1167)**
(Report PDC1167)

The Service Lead Built Environment provided the committee with a detailed summary of the five appeal decisions for the period April to June 2020.

RESOLVED:

That the summary of appeal decisions received during April 2020 to June 2020 be noted.

The virtual meeting commenced at 9.30am, adjourned between 12.30 pm and 2pm and concluded at 5.20 pm.

Chair