

PLANNING COMMITTEE

Thursday, 22 October 2020

Attendance:

Councillors

Evans (Chair - except for item 14)

Rutter (in the Chair for item 14)
Clear
Gordon-Smith
Laming

McLean
Read
Ruffell

Other Members that addressed the meeting:

Councillors Bronk, Cook and Horrill

Apologies for absence:

All members were in attendance.

[Full audio recording and video recording](#)

1. **HUW THOMAS, WINCHESTER ARCHITECT**

The Chair paid tribute to local Architect, Huw Thomas who had recently passed away. She stated that Huw had contributed to changing the face of Winchester buildings and led the campaign against the demolition of the Peninsula Barracks.

In conclusion, the Chair stated that Huw was an affable gentleman who loved Winchester, the Cathedral and its history, having designed over 600 buildings in the City throughout his career.

2. **DISCLOSURES OF INTERESTS**

Councillor McLean declared a personal (but not prejudicial) interest in respect of item 7 (Ford Farm, Botley Road, Bishops Waltham – case number: 20/01359/FUL) as one of the objectors was known to him. However, he stated he had taken no part in discussions regarding the application, therefore he took part in the consideration of this item and voted thereon.

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

There was no action to report under this item.

4. **MINUTES OF THE PREVIOUS MEETING OF THE COMMITTEE HELD ON 24 SEPTEMBER 2020 AND REVISED MINUTE FOR THE MEETING OF THE COMMITTEE 23 JUNE 2020 - BROWN EAVES, 170 MAIN ROAD, COLDEN COMMON - CASE NO: 20/00855/FUL**

RESOLVED:

1. That the minutes of the previous meeting held on 24 September 2020 be approved and adopted; and
2. That the revised minute for the meeting held on 23 June 2020, as set out on the agenda, in respect of Brown Eaves, 170 Main Road, Colden Common (item 11 – Case number: 20/00855/FUL), be approved and adopted.

5. **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 PDC1169.

6. **PLANNING APPLICATIONS (PDC1169) (WCC ITEMS 7 - 9 AND WCC ITEMS 12 -14) 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 considered the following items:

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

7. **FORD FARM, BOTLEY ROAD, BISHOPS WALTHAM SO32 1DR (CASE NUMBER: 20/01359/FUL)**

Item 7: APPLICATION FOR THE ERECTION OF POLYTUNNELS FOR THE PRODUCTION OF SOFT FRUIT AND BERRIES ON AGRICULTURAL LAND PHASE II (part RETROSPECTIVE)

Ford Farm, Botley Road, Bishops Waltham, SO32 1DR

Case number: 20/01359/FUL

The Service Lead - Built Environment referred Members to the Update Sheet which outlined a letter of support submitted by the agent.

During public participation, Councillor Robert Shields (Bishops Waltham Parish Council), spoke in support of the application (subject to suggestion of a condition) and Henry Brice (agent) and Graham Collett (applicant) also 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 subject to the conditions and informatives set out in the Report and the Update Sheet

8. **13 HACK DRIVE COLDEN COMMON SO21 1UD**
(CASE NUMBER: 20/01388/HOU)

Item 8: Conversion of integral garage to integral annexe with bay window to the front and level threshold side access door. Erection of timber outbuilding to include workshop/garage room and facilitate the change of integral garage use for use ancillary to the dwelling at 13 Hack Drive
13 Hack Drive, Colden Common, SO21 1UD
Case number: 20/01388/HOU

The Service Lead - Built Environment referred Members to the Update Sheet which set out the following: one objector was a Council employee; an additional letter of support with information submitted to the committee by the applicant; additional information submitted to the committee by the immediate neighbour in respect of their objection; two letters submitted to the committee by neighbours and confirmation of agreement from a further neighbour raising objections to the application; and detail of the investigation carried out regarding the planning history of the site.

In addition, a verbal update was made at the meeting stating that an additional objection had been received by email making reference to the following: the diminishment of the gap between 13 Hack Drive and 15 Hack Drive; the report on the previous application allowing the extension to 13 Hack Drive; and the impact on the character and appearance of the area.

During public participation, Emma Boden and Debbie Harding (Parish Clerk – Colden Common Parish Council) spoke in objection to the application and Kim Blunt (agent on behalf of the applicants) spoke in support of the application and answered Members' questions thereon.

During public participation, Councillors Bronk and Cook spoke on this item as Ward Members.

In summary, Councillor Bronk stated that the decision was crucial to protect the character of the street scene in Colden Common and for the preservation of its open green space and wildlife corridors. He challenged aspects of the report which he considered did not reflect the many objections raised by residents and did not mention that permitted development rights had been removed for all properties in the area.

Councillor Bronk confirmed that his principal concern was in relation to the eastern segment of the applicant's land that formed part of Kiln Green and was unsuitable for development. He stated that this was a part of land explicitly mentioned as green space within the Colden Common Village Design Statement (VDS). He stated that the proposal conflicted with paragraphs 6.4.13 of the Local Plan Part 2 and policy DM15 (1), (2) and (5) which he suggested had not been acknowledged and addressed.

In conclusion, Councillor Bronk referred to the contents of the previous 2014 officer's report for the extension to 13 Hack Drive and stated that this proposal

would have a detrimental impact on the area and would create the impression of an alley way, contrary to policies DM15, DM16 (1), DM17 and the VDS and urged the committee to consider its policies and the comments of residents and refuse the application.

In summary, Councillor Cook outlined the history of the site and stated that the proposal would impact on the landscape open space and would dramatically alter the street scene. She considered the dimensions of the garage and workshop space to be overbearing in scale as it was only 1.5 metres narrower than the neighbouring property at 15 Hack Drive, although the same in length. Councillor Cook made reference to the proposal being settled between two heavily used footpaths and reiterated that the proposal was contrary to the VDS and failed to comply with policies DM15, DM16 and DM17.

In conclusion, Councillor Cook urged the committee to refuse the application as being contrary to policy and overbearing in terms of size, scale and mass resulting in a detrimental impact on local residents and, in particular, the neighbouring property at 15 Hack Drive.

At the conclusion of debate, the committee voted to refuse permission for the following reasons: the proposed outbuilding by virtue of its size, design and prominent location in an open site would result in an incongruous form of development which would be out of keeping with and detrimental to the character and appearance of the surrounding area; contrary to policies DM15, DM16 and the Colden Common Village Design Statement.

9. **LAND TO THE REAR OF JUBILEE COTTAGE WINCHESTER ROAD
WALTHAM CHASE
(CASE NUMBER: 20/00902/FUL)**

Item 9: Construction of three dwellings and provision of car parking for properties fronting Winchester Road.

Land to the Rear of Jubilee Cottage, Winchester Road, Waltham Chase
Case number: 20/00902/FUL

During public participation, David Ogden and Councillor Margaret Jones (Shedfield Parish Council) spoke in objection to the application and Ian Donohue (agent) 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, subject to the following additional conditions: that the layby should not be used for parking; an amendment to remove reference to HBD203 LSP from conditions 2 and 13; and an amendment to condition 13 to link it to condition 12 in respect of the size of trees to be planted.

10. **PROSPECT HOUSE 15 MAGDALEN HILL WINCHESTER SO23 0HJ**
(CASE NUMBER: 20/00324/FUL)

Item 12: Erection of 1 x 3 bedroom dwelling including new stairs to Old Station Approach.

Prospect House, 15 Magdalen Hill, Winchester, SO23 0HJ

Case number: 20/00324/FUL

The Service Lead - Built Environment referred Members to the Update Sheet which set out an update from Highways to the amount of parking from two parking spaces to one parking space to the rear of the site.

During public participation, Chris Ward (agent) 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 and Update Sheet.

11. **18 DEAN LANE, WINCHESTER, SO22 5LL**
(CASE NUMBER: 20/00886/FUL)

Item 13: Application Reference Number: 18/01620/FUL Date of Decision:

15/11/2018 Condition Number(s): 2 Variation of approved plans to show alterations to the elevations and floor plans of the approved dwellings.

18 Dean Lane, Winchester, SO22 5LL

Case number: 20/00886/FUL

During public participation, Mark Sennitt (agent) 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.

12. **MOUNTVIEW, CHURCH LANE, SPARSHOLT, SO21 2NJ**
(CASE NUMBER: 20/00771/FUL)

Item 14: (Revised Highway Report received 09.06.2020) Change of use of existing highway verge to ancillary amenity land for Mountview, Church Lane, Sparsholt.

Mountview, Church Lane, Sparsholt, SO21 2NH

Case number: 20/00771/FUL

During the consideration of this item, the Chair experienced technical difficulties for a short part of the virtual meeting. However, as officers then repeated the missed dialogue, Councillor Evans considered that she had received the necessary information to continue in the determination of the application and voted thereon. The Vice Chair was appointed as Chair for the remainder of the consideration of this item.

During public participation, Fred Blakemore and Councillor John Little (Sparsholt Parish Council) spoke in objection to the application and Nick Culhane (agent) spoke in support of the application and all answered Members' questions thereon.

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

In summary, Councillor Horrill stated that she was speaking in objection to this application due to land being highway land; a grass verge that had been cultivated for the past 25 years that she had resided in the village. She stated that the applicant understood, via a solicitor's letter, that to maintain the land they should apply for a cultivation licence but to her knowledge this had never occurred.

Councillor Horrill made reference to the triangles at either end of Home Lane which were included within the Sparsholt Village Design Statement (VDS) and conservation area appraisal, which recognised this lane as significant as it abuts the triangle at the top of Home Lane, contributed to the overall character of the area and offered regularly used public amenity space for pedestrians. She stated that advice had been sought from the Department of Transport (DoT) regarding the change of use of this land and made reference to their response received.

Councillor Horrill queried what gain there was from making a change to the existing use and why the asset management team at Hampshire County Council had not been consulted. In addition, Councillor Horrill queried the applicant's motives for submitting this proposal and expressed concern about supporting an application that potentially allowed for future changes to land in the heart of the conservation area.

In conclusion, Councillor Horrill urged the committee to refuse the application which she considered was contrary to the Sparsholt Village Design Statement and the conservation area appraisal by eroding the character of an important area in the village and would result in the land no longer being public amenity land.

For clarification, the Public Law Manager reminded the committee that land ownership and extinguishment of highway rights were not a material planning consideration and that there was a separate process to be followed in respect of the highway rights which accorded with the advice given by the DoT, as referred to within Councillor Horrill's representation. However, this did not prevent the planning application from being considered.

At the conclusion of debate, the committee voted to refuse permission for the following reason: The change of use fails to respect the qualities, features and characteristics that contribute to the distinctiveness of this part of the Sparsholt conservation area. The loss of this highway land results in harm to the public benefit and therefore contrary to policies DM15, DM16, DM27 (conservation area), the Sparsholt Village Design Statement and the conservation area appraisal.

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 8 (13 Hack Drive, Colden Common: Case number: 20/01388/HOU) permission be refused for the following reasons: the proposed outbuilding by virtue of its size, design and prominent location in an open site would result in an incongruous form of development which would be out of keeping with and detrimental to the character and appearance of the surrounding area; contrary to policies DM15, DM16 and the Colden Common Village Design Statement.

(ii) That in respect of item 9 (Land to the Rear of Jubilee Cottage, Winchester Road Waltham Chase: Case number: 20/00902/FUL) permission be granted for the reasons and subject to the conditions and informatives set out in the Report, subject to the following additional conditions: that the layby should not be used for parking; an amendment to remove reference to HBD203 LSP from conditions 2 and 13; and an amendment to condition 13 to link it to condition 12 in respect of the size of trees to be planted.

(iii) That in respect of item 14 (Mountview, Church Lane, Sparsholt: Case number: 20/00771/FUL) permission be refused for the following reasons: The change of use fails to respect the qualities, features and characteristics that contribute to the distinctiveness of this part of the Sparsholt conservation area. The loss of this highway land results in harm to the public benefit and is therefore contrary to policies DM15, DM16, DM27 (conservation area), the Sparsholt Village Design Statement and the conservation area appraisal.

13. **PLANNING APPEALS (PDC1170)**
(Agenda item 10)

RESOLVED:

That the summary of appeal decisions received during July 2020 to September 2020 be noted.

The virtual meeting commenced at 9.30am, adjourned between 1pm and 2pm and concluded at 4.50pm.

Chair

