

PLANNING COMMITTEE

Thursday, 17 December 2020

Attendance:

Councillors
Evans (Chairperson)

Rutter
Clear
Gordon-Smith

Laming
McLean
Read

Deputy Members:

Councillor Pearson (as deputy for Ruffell)

Other Members that addressed the meeting:

Councillor Lumby

[Full audio recording and video recording](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies for absence were received from Councillor Ruffell, with Councillor Pearson attending as standing deputy member.

2. **DISCLOSURES OF INTERESTS**

No disclosures of interest were declared.

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

There was no action to report under this item.

4. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held on 19 November 2020 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 PDC1175.

6. **PLANNING APPLICATIONS (WCC ITEMS 7 - 9, SDNP ITEM 11 & WCC ITEMS 12 &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:

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

7. **SITE OF FORMER CAPTAIN BARNARD, OTTERBOURNE ROAD, COMPTON, SO21 2RT (CASE NUMBER: 20/01781/FUL)**

Item 7: Construction of 64 bed Care Home (Use Class C2), landscaped gardens, parking and associated ancillary structures and works with access from Otterbourne Road
Site of Former Captain Barnard, Otterbourne Road, Compton
Case number: 20/01781/FUL

The Service Lead - Built Environment referred Members to the Update Sheet which set out an additional consultation response from the Council's Ecology Team and amendments to condition 2 and condition 5.

During public participation, James Marshall and Councillor Tim Hunt (Compton and Shawford Parish Council and also on behalf of David Schapira and the South Downs Local Residents' Association) spoke in objection to the application and Nick Billington (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, the Update Sheet.

8. **ERDELY, CLEASE WAY, COMPTON DOWN, WINCHESTER, SO21 2AL (CASE NUMBER: 20/01502/FUL)**

Item 8: Variation of Conditions 11 and 12 (15/02867/FUL). Alterations to the patio, landscaping, boundary treatments, and closure of one access to the site
Erdely, Clease Way, Compton Down, Winchester
Case number: 20/01502/FUL

The Service Lead - Built Environment referred Members to the Update Sheet which set out a representation received from an objector and a full additional condition 8 for inclusion.

During public participation, Richard Mandair (applicant) 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 the Update Sheet.

9. **38 HARROW DOWN, BADGER FARM, SO22 4LZ**
(CASE NUMBER: 20/01381/HOU)

Item 9: (Amended plans received 09/10/2020) GARAGE CONVERSION AND EXTENSION.

38 Harrow Down, Badger Farm, Winchester

Case number: 20/01381/HOU

The Service Lead - Built Environment referred Members to the Update Sheet which set out one further letter of objection received on 15 December 2020 and outlined the case officer's response to the points raised.

In addition, two verbal updates were made at the meeting as follows: that a recount of objections received had been carried out and there had been six letters of objection received from separate households and not seven as stated in the report; and that a further letter of representation had been received regarding the size of the proposed parking space. However, the planning officer was satisfied that the space met the parking size standards required.

During public participation, Councillor Fenella Jarvis (Badger Farm Parish Council) spoke in objection to the application and Marek Bobrowski (applicant) 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, subject to an additional condition that the two car parking spaces (one existing and one new), as shown on the approved plans, must be retained and used for parking purposes only.

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

10. **THE OLD BANK, HIGH STREET, WEST MEON, GU32 1LJ**
(CASE NUMBER: SDNP/19/05173/FUL)

Item 11: (AMENDED PLANS received 31/07/2020) Erection of single detached dwelling.

The Old Bank, High Street West Meon.

Case number: SDNP/19/05173/FUL

At its meeting on 19 November 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 and to assess access and overlooking issues.

A site visit was attended by all members of the committee, except Councillor Pearson. However, as Councillor Pearson was nominated as a deputy at the time this application initially came before committee, he clarified that he was aware of the site and would participate in the determination of this item. The application was before the committee for further consideration.

The Service Lead - Built Environment referred Members to the Update Sheet which set out two further letters of representation received in relation to the measurement of the riparian buffer and the accuracy of plans and outlined the case officer and other relevant officer's response to the points raised.

During public participation, Neil March (Southern Planning Practice) spoke in objection to the application and Richard Lowe (agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Lumby highlighted the location of the site and thanked members for attending a site visit to view the proposal further. He stated that the site had been listed as previously developed land but contested that this was not the case as it had been open space and was therefore not in accordance with policy SD25.

Councillor Lumby expressed concern regarding the measurement of the buffer zone which had been recorded at five metres and queried if this reading was taken on the flat. In addition, he raised concerns that the plans were misleading, that light spillage would have an adverse impact on neighbouring properties and wildlife habitats and made reference to the enforceability of proposed conditions to support the dark night skies policy, the adequacy of parking proposals and access for emergency and high sided vehicles.

In conclusion, Councillor Lumby urged the committee to refuse the application as he considered it was not positioned on previously developed land and was contrary to policies SD1, SD2, SD9, SD11 and SD25.

In response to Members' questions, the Council's Ecologist provided clarification regarding the measurement of the riparian buffer zone and the impact of light spillage on the wildlife corridor from the use of the bi-fold doors.

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 an addition to condition 10 to ensure that the riparian buffer zone be fenced off and the insertion of the two standard informatives.

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

11. **13 HARESTOCK CLOSE, WINCHESTER, SO22 6NP**
(CASE NUMBER: 20/00807/HOU)

Item 12: (AMENDED PLANS RECEIVED 15.10.2020) First floor side extension
13 Harestock Close, Winchester.
Case number: 20/00807/HOU

The Service Lead - Built Environment referred Members to the Update Sheet which set out an amendment to the height of the eaves referred to under section 'Impact on character of area and neighbouring property' to read 2 - 2.3m height to eaves and not 2 - 2.2m as stated.

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.

12. **1 GLEBE VILLAS, TRAMPERS LANE, NORTH BOARHUNT, PO17 6BZ**
(CASE NUMBER: 20/01590/OUT)

Item 13: Erection of single detached (3 or 4 bed) dwelling to the side of No 1
Glebe Villas, including details of the layout and access to the site, and the
installation of a new sewage treatment plant.
1 Glebe Villas, Trampers Lane, North Boarhunt.
Case number: 20/01590/OUT

The Service Lead - Built Environment referred Members to the Update Sheet which set out an update from Ecology and an amendment to the conclusion and refusal reason 3 to that set out in the report.

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 refuse permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

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 9 (38 Harrow Down, Badger Farm: Case number: 20/01381/HOU) 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, subject to an

additional condition that the two car parking spaces (one existing and one new), as shown on the approved plans, must be retained and used for parking purposes only.

(ii) That in respect of item 11 (The Old Bank, High Street, West Meon: Case number: SDNP/19/05173/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 an addition to condition 10 to ensure that the riparian buffer zone be fenced off and the insertion of the two standard informatives.

13. **CONFIRMATION OF TREE PRESERVATION ORDER 2281 - LAND AT FALLOWFIELDS, COMPTON STREET, COMPTON (PDC1172)**

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2281 be confirmed.

The virtual meeting commenced at 9.30am, adjourned between 12.15pm and 2:00pm and concluded at 4.50pm.

Chair