

PLANNING COMMITTEE

Wednesday, 3 June 2020

Attendance:

Councillors
Evans (Chairperson)

Rutter
Clear
Gordon-Smith
Laming

McLean
Pearson
Read
Ruffell

Apologies for Absence:

All members were in attendance.

Audio recording of the meeting

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

[Audio recording](#)

1. **DISCLOSURES OF INTERESTS**

No disclosures of interest were declared.

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

There was no action to report under this item.

3. **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 PDC1161.

4. **PLANNING APPLICATIONS (PDC1161)**

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):

5. **OLD DEEDS MAIN ROAD, OTTERBOURNE, WINCHESTER (CASE NO. 19/01222/FUL)**

Item 6: Replacement of existing bungalow with 4 no. 3 bedroom semi-detached houses with cycle and bin storage, vehicular access and landscaping. Old Deeds, Main Road, Otterbourne, Winchester.

The Service Lead - Built Environment referred Members to the Update Sheet which set out that the Tree Preservation Ordered Oak tree (T4) was in the North West corner of the site and not the South West; that submission of Proposed Composite Site Plan on 1 June 2020 (Drawing No: 190305/023 rev P1) showed the extent on the site of the approved application in comparison to the proposed scheme for clarification purposes and that letters had been received from Charters Estate Agents and Ewe Move dated 1 June 2020 regarding the market for 3 bedroom housing in Otterbourne.

In addition, a verbal update was made at the meeting that further amended drainage plans had been received regarding the soakaway to the site and these had been assessed by the officers and deemed appropriate for the site and condition 5 covered drainage implementation.

It was also clarified at the meeting that condition 4 referred to Nitrates and not condition 12 as referenced in the Report.

During public participation Ian Johnson, Chris Evans and Mr Taggart spoke in objection to the application and Nicholas Sherwood (Agent) and Jim Tarzey (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 as well as a verbal update that condition 5 to be amended to reflect the latest drainage plan.

6. **49 BROAD STREET, ALRESFORD**
(CASE NO: 19/01525/FUL)

Item 7: Erection of new house to rear of 49 Broad Street, Alresford. (WITHIN THE CURTILAGE OF A LISTED BUILDING). (AMENDED PLANS).

49 Broad Street, Alresford
Case number: 19/01525/FUL

The Service Lead - Built Environment referred Members to the Update Sheet which set out confirmation that Condition 18 removed all classes of permitted development.

It was also clarified at the meeting that condition 4 referred to Nitrates and not condition 12 as referenced in the Report.

During public participation, Councillor Anne Bean representing New Alresford Town Council spoke in objection to the application and answered Members' questions thereon.

At the conclusion of debate, the committee agreed to defer determination to a future meeting of the committee in order to allow for a pre-emptive site visit to view the proposal in the context of its location.

The Committee were reminded that following the review of the Council's Constitution, previous speakers would have the right to restate their comments when this application came back to committee for consideration.

7. **COMPTON LODGE, 3 COMPTON CLOSE, OLIVERS BATTERY**
(CASE NO: 19/02823/HOU)

Item 8: Roof extensions and alterations, addition of first floor accommodation, proposed carport and porch and alterations to external materials (amended drawings).

Compton Lodge, 3 Compton Close, Olivers Battery

Case number: 19/02823/HOU

The Service Lead Built Environment referred Members to the Update Sheet which set out that the Parish Council had confirmed in writing that they wished to withdraw their objection to the application as the amended design overcame the concerns that they had previously expressed.

In addition, a verbal update was provided at the meeting to amend Condition 4 relating to permitted development rights to delete the word 'garages' and replace with 'development'.

During public participation, Ian Thomas spoke in objection to the application. Jeremy Tyrell (agent) spoke in support 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 subject to the amendment to Condition 4 as above and the addition of an additional informative relating to lighting treatment as detailed in the resolution below.

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 6 (Old Deeds, Main Road, Otterbourne, Winchester: Case number: 19/01222/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 amendment to Condition 5 regarding the latest drainage plan.

- (ii) That in respect of item 7 (49 Broad Street, Alresford - Case number: 19/01525/FUL) determination of the application be deferred to a future meeting of the committee in order to allow for a pre-emptive site visit to view the proposal in the context of its location.
- (iii) That in respect of item 8 (Compton Lodge, 3 Compton Close, Olivers Battery - Case number: 19/02823/HOU) 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 amendment to Condition 4 relating to permitted development rights to delete the word 'garages' and replace with 'development' and the inclusion of an additional informative relating to lighting to state that 'Members requested a treatment to the rooflights on the rear (north) elevation to reduce light spill'.

The virtual meeting commenced at 9.30am, adjourned between 11.15pm and 11.35am and concluded at 13.05pm.

Chair

1.