

PLANNING COMMITTEE

Tuesday, 14 December 2021

Attendance:

Councillors:

Rutter (Vice-Chair in the Chair)

Bentote
Edwards
Laming
Pearson

Read
Ruffell
Westwood

Other Members that addressed the meeting:

Councillors Power and Weir

[Full audio recording and video recording](#)

1. **APPOINTMENT OF VICE-CHAIRPERSON FOR THE MEETING**

RESOLVED:

That Councillor Laming be appointed as Vice-Chairperson for the meeting.

2. **APOLOGIES AND DEPUTY MEMBERS**

Apologies for absence were received from Councillor Evans, with Councillor Bronk attending as standing deputy member.

3. **DISCLOSURES OF INTERESTS**

Councillor Edwards declared a personal (but not prejudicial) interest in respect of item 12 (Peter Symonds College, Owens Road, Winchester – case number 21/02419/FUL) due to his previous role as a governor of the college until October 2021. However, he stated that he had no involvement in the development of the proposal and had no current relationship with the college, therefore he took part in the consideration of this item and voted thereon.

4. **MINUTES**

The Chair agreed to accept this matter as a late item onto the agenda as a matter requiring consideration.

RESOLVED:

That the minutes of the previous meeting held on 17 November 2021 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 PDC1196.

6. **PLANNING APPLICATIONS (SDNP ITEMS 6 & 7 AND WCC ITEMS 8 AND 9 AND 11 TO 13) (PDC1196 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 inside the area of the South Downs National Park (SDNP):

7. **STAKES FIELD, STAKES LANE, UPHAM, HAMPSHIRE SO32 1QA
CASE NO. SDNP/21/04218/FUL**

Item 6 – Proposal Description: Application for a Change of Use of Agricultural Land for the Exercising of Dogs and Installation of a Perimeter Fence

The application was introduced. Members were referred to the Update Sheet which set out the amended wording of condition 7 to include references to restrictions made in the submitted noise assessment.

During public participation, Simon Barter spoke in objection to the application and Harry Dunford (applicant) spoke in support of the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

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 amendments to condition 5 to change the wording of the terminal hour of use for (i) Monday to Friday to read 'to sunset or 7pm (whichever is earlier)' and (ii) Saturdays to read 'to sunset or 5pm (whichever is earlier)' and to replace the wording 'Bank Holidays' with 'Public Holidays'.

8. **LAND ADJACENT TO NORTHFIELD HOUSE, STATION ROAD, SOBERTON
CASE NO. SDNP/20/01710/FUL**

Item 7 – Proposal Description: (AMENDED DESCRIPTION AND INFORMATION - AMENDED PLAN and SUPPORTING STATEMENT) - Extension to and

conversion of barn to form holiday cottage utilising the southern access on Station Road for parking area only for holiday cottage

The application was introduced. A verbal update was provided at the meeting to state that one further letter of objection had been received regarding the use of the bridleway and the unauthorised use of it by the applicant.

During public participation, Ian Miller and Councillor Neil Findlay (on behalf of Soberton Parish Council) spoke in objection to the application and Ian Donohue (agent) spoke in support of the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report.

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

9. **BROAD VIEW, DEANE DOWN DROVE, LITTLETON, WINCHESTER**
CASE NUMBER: 21/01308/FUL

Item 8 – Proposal Description: Proposed new detached house and garages on land to the rear of Broad View

The application was introduced. During public participation, Marc Lyne and Sandy Kinninmonth spoke in objection to the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report, subject to an addition to condition 14 requiring details of the opening of the rooflight to be hinged in such a way as to prevent overlooking along with a section drawing showing the first floor level in relation to the cill to be submitted to the Local Planning Authority. The exact wording of the addition to condition 14 to be delegated to the Service Lead: Built Environment to agree in consultation with the Chair for the meeting.

10. **48 HATCHMORE ROAD, DENMEAD**
CASE NUMBER: 21/02250/HOU

Item 9 – Proposal Description: Partial demolition and conversion of existing garage; two-storey side extension (resubmission)

The application was introduced. During public participation, Councillor Paula Langford-Smith (Denmead Parish Council) spoke in objection to the application and Sarah Roberts (agent) spoke in support of the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report.

11. **KING GEORGE V PLAYING FIELD, BAR END ROAD, WINCHESTER,
CASE NO. 21/02789/FUL**

Item 11 – Proposal Description: Proposed demolition of two existing pavilions.
Replacement with one new build pavilion and associated car parking

The application was introduced. Members were referred to the Update Sheet which set out an amendment to the wording of condition 11.

During public participation, Janet Berry (on behalf of Highcliffe Community Forum for Action) spoke in objection to the application and Councillor Anne Weir (on behalf of Winchester Town Forum, sponsor for the facility) and Graeme Todd (Corporate Property Surveyor, Winchester City Council present to address specific questions) spoke in support of the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

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. **PETER SYMONDS COLLEGE OWENS ROAD WINCHESTER SO22 6RX
CASE NO. 21/02419/FUL**

Item 12 – Proposal Description: Demolition of existing changing rooms and
erection of 2 storey classroom.

The application was introduced. During public participation, Martyn Ryland spoke in objection to the application and David Jobbins (agent) and Dave Cartwright (Vice Principal - for applicant) spoke in support of the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report.

13. **101 GRANGE PARK, NORTHINGTON, SO24 9TG**
CASE NUMBER: 21/01536/HOU

Item 13 – Proposal Description: New vehicular field access.

The application was introduced. During public participation, Scot Masker (agent) spoke in support of the application and answered Members' questions thereon.

Councillor Power spoke in objection to the application as a Ward Member and answered Members' questions thereon.

In summary, Councillor Power stated that her concerns regarding the new access were centred on road safety. She made reference to the conditions which did not restrict access to agricultural vehicles only and expressed concern that the site lines to the north which were required to be kept clear of vegetation were on land not owned by the applicant. Councillor Power sought assurance that condition 5 would reflect agricultural use only, therefore she urged the committee to consider this further.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report.

The meeting commenced at 9.30 am, adjourned between 12.20 pm and 2 pm and concluded at 3.25 pm.

Chair