

PLANNING COMMITTEE

Wednesday, 16 February 2022

Attendance:

Councillors
Evans (Chairperson)

Rutter
Bentote
Edwards
Laming

Pearson
Read
Ruffell
Westwood

Apologies for Absence:

All members of the committee were present

Other Members that addressed the meeting:

Councillor Power and Warwick

[Full audio recording and video recording](#)

1. **DISCLOSURES OF INTERESTS**

There were no disclosures of interests made at the meeting.

2. **MINUTES OF THE PREVIOUS MEETING.**

RESOLVED:

That the minutes of the previous meeting held on 26 January 2022 be approved and adopted.

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 PDC1198.

4. **PLANNING APPLICATIONS (WCC ITEMS 6-8 AND ITEMS 10 & 11) (PDC1198 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):

5. **LAND TO THE EAST OF SUN LANE, ALRESFORD, HAMPSHIRE
(CASE NUMBER: 21/01731/REM)**

Proposal Description: Item 6: (AMENDED PLANS RECEIVED 07/12/2021 and 23/12/2021) Appearance, Landscaping Layout and Scale of Residential, Park and Stride and Public Open Space elements and; Layout of Employment Park

The application was introduced. Members were referred to the Update Sheet which set out: the comments of Hampshire County Council Education Authority and an additional condition to address concerns regarding the levels of the site; clarification regarding the hard surfacing and the affordable housing units; a typographical error to the site description and historic environment section of the report; an additional condition in response to the HCC Highway Authority's comments regarding the employment land layout; an additional condition regarding the removal of Class B rights; and an amendment to condition 2 (approved plans) and condition 13 (landscaping) to include drawing references.

During public participation, David Jobbins (agent) spoke in support of the application and answered Members' questions thereon.

Councillor Power spoke as a Ward Member and answered Members' questions thereon.

In summary, Councillor Power stated that the application broadly delivered the benefits for Alresford that it was seeking for the last 12 years and she mainly supported the application. However, she expressed concerns regarding the lack of a construction management plan and stated that her primary concern was the park and stride which she considered to be inadequately located for all users and insufficient in terms of its size for the school with a narrow pavement from the site adjacent with many parked vehicles leading towards the school. She also considered that this area would be used for overnight parking for residents in surrounding roads where there was a lack of residential parking and would not be used by the residents of Sun Lane who would be paying towards its maintenance.

In conclusion, Councillor Power stated that dormice were present on site and sought reassurance that the conditions of the application provided adequate protection for these habitats.

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 an amendment to condition 3 to request details of swift and sparrow boxes to be submitted; and an addition to the biodiversity condition (condition 3) to ensure adequate space for

the movement of hedgehogs within the site. The exact wording to be delegated to the Service Lead: Built Environment to agree in consultation with the Chair.

6. **44 - 46 BROAD STREET, ALRESFORD, HAMPSHIRE, SO24 9AN**
(CASE NUMBER: 21/02057/HOU)

Proposal Description: Item 7: Two storey extension and alterations

The application was introduced. Members were referred to the Update Sheet which set out in full an additional condition 6.

During public participation, Alicia Salter spoke in objection to the application and Simon Goddard (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 explained her concerns regarding the proposed location of the extension and referred to the plan which she considered created a void from the inside of the chimney stack to be two storey's deep and to the right of it there would be a long void. She made reference to the maintenance requirements of listed buildings and stated that the extension would create a problem and render the building partially unmaintainable. This concern was also reflected in the comments made by Historic Environment and also on an alternative planning application that had previously been submitted. In conclusion, Councillor Power considered that neither this proposal nor the previous application submitted were suitable in their current form.

For clarification, the Public Law Manager advised the committee that the ownership of the wall was not a planning consideration and would need to be resolved as a separate matter.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to defer determination of the application to a future meeting of the committee in order to allow for a site visit to view the proposal in the context of its setting and to fully understand its impact on the neighbouring property at 42, Broad Street.

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

7. **HAMELIN, HAMBLEDON ROAD, DENMEAD, PO7 6NG**
(CASE NUMBER: 20/02104/FUL)

Proposal Description: Item 8: Erection of a single storey outbuilding within rear garden for ancillary staff and residential use in connection with the existing Care Home (C2) use.

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

For clarification, the Public Law Manager advised the committee that the submission of retrospective applications was not illegal. However, they are submitted at the risk of the applicant but were to be considered in the same way as any prospective planning application. In respect of building regulations, it was confirmed that these operated separately to the planning process.

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 amendment to condition 1 to read ..'the outbuilding hereby permitted shall not be occupied at any time, other than for purposes ancillary to the residential care home use and to accommodate no more than five residents in total...'; with an additional condition to restrict the installation of external lighting with details to be submitted to the Local Planning Authority for approval prior to any installation; and a further additional condition requiring adequate landscaping on site, with details to be submitted to the Local Planning Authority for approval.

8. **THE LITTLE KITCHEN COMPANY, LONDON ROAD, KINGS WORTHY, SO23 7QN (CASE NUMBER: 21/02698/FUL)**

Proposal Description: Item 10: 1. Alterations to existing first floor flat reducing it from three bedrooms to two.

2. First floor, extension, loft conversion and roof alterations to create an additional self-contained flat

3. Proposed single storey outbuilding to the rear of the property in addition to that previously permitted under application ref no. 18/02758/FUL.

4. Alterations to existing parking layout at front and rear of property.

RESOLVED:

The committee agreed to defer the application for further consideration of access from the public highway, as set out in the Update Sheet.

9. **SMOKE ACRE, CROSS WAY, SHAWFORD, WINCHESTER (CASE NUMBER: 21/02899/FUL)**

Proposal Description: Item 11: Erection of a C3 Dwellinghouse with associated works. Demolition of a single storey side extension to facilitate a new access.

The application was introduced. Members were referred to the Update Sheet which outlined amendments to the proposal and the site description within the report and set out in full an additional condition in relation to biodiversity.

During public participation, Alice Drew (Southern Planning Practice on behalf of Mr & Mrs Fuller) and Councillor Frances Strange (Compton & Shawford Parish Council) spoke in objection to the application and David Jobbins (agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Warwick stated that her concerns were that the development would change the dynamics of the area and did not align with the Compton and Shawford VDS. Residents wished to preserve the low density character of the area and considered that the proposal would change the character, with Cross Way being a narrow residential lane, characterised by large detached houses, in comparison to the proposal which was a back garden development unlike any of the other houses along the southern aspect of Cross Way. In addition, she expressed concern regarding the proposal to cut down the mature white beam tree along the highway, which had significant amenity value and stated that its removal had not been permitted by Hampshire County Council.

In conclusion, Councillor Warwick stated that the proposal was contrary to policies DM15 and DM16 and the Compton and Shawford VDS with the location, design and orientation of the proposal being at odds with the building line of the neighbouring properties and therefore would set a precedent for a change to the area.

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 an additional condition requiring details of the surface of the road next to the gatehouse to be submitted for approval by the Local Planning Authority.

10. PLANNING APPEALS - QUARTERLY REPORT (PDC1199)

The Service Lead: Built Environment provided the committee with a detailed summary of the five appeal decisions for the period October 2021 to December 2021.

RESOLVED:

That the summary of appeal decisions received during October 2021 to December 2021 be noted.

The meeting commenced at 9.30 am, adjourned between 12.50 pm and 2 pm and concluded at 3.25 pm.

Chair