

PLANNING COMMITTEE

Wednesday, 18 August 2021

Attendance:

Councillors
Evans (Chairperson)

Bentote
Edwards
Laming
Pearson

Read
Ruffell
Westwood

Apologies for Absence:

Councillor Rutter

Deputy Members:

Councillor Bronk (as deputy for Councillor Rutter)

Other members in attendance who addressed the meeting:

Councillors Horrill, Kurn, Lumby, Miller, Radcliffe and Warwick

[Audio and video recording of this meeting](#)

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

RESOLVED:

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

2. **DISCLOSURES OF INTERESTS**

Councillor Edwards declared a personal (but not prejudicial) interest in respect of the item: Carlton Villa, 10 Compton Road, Winchester. He stated that due to his property being close to the application site and his role as a ward member, he would take no part in the determination of the application and left the meeting for consideration of the item.

Councillor Westwood declared that in respect of item: 11 Ashburton Place 15 Chilbolton Avenue Winchester he had met with objectors to the application and that he had a pre-determined view. He would take no part in the determination of the application and would sit with the public during this item.

3. **APOLOGIES AND DEPUTY MEMBERS**

Apologies were noted as above

4. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the meeting held on 20 July 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 PDC1189.

6. **PLANNING APPLICATIONS (WCC ITEMS 6, 7, 8 & 9) (PDC1189 AND UPDATE SHEET REFERS)**

A copy of each planning application decision was available to view on the Council's website under the respective planning application.

7. **JASPERS, 4 FARLEY CLOSE, OLIVER'S BATTERY, SO22 4JH (CASE NUMBER: 21/00674/HOU)**

Proposal Description: Proposed two and single-storey side extensions.

It was noted that the committee had visited the application site on 16 August 2021 where members observed the site to gain a better appreciation of the proposal.

The application was introduced. Members were referred to the update sheet which stated that since the publication of the committee report there had been further correspondence from an objector who had challenged the accuracy of the plans. Confirmation had been received from the agent that the plans provided were scaled accurately.

During public participation, Mrs Celia Palmer spoke in objection to the application, Councillor Brian Mitchener (Oliver's Battery Parish Council) spoke in objection to the application and Janet Dade (applicant) spoke in support of the application.

Councillor Warwick spoke as a ward member and also read out a prepared statement on behalf of ward Councillor Williams.

In summary, Councillor Warwick stated she supported the comments of the Parish Council in objecting to the application. She referred the committee to the Oliver's Battery Village Design Statement produced in 2008 and the Parish Plan produced in 2018 and believed that the application did not accord with these documents. She also felt that the application was contrary to the following policies: the National Planning Policy Framework (NPPF) paragraph 127 C

regarding density and layout; the Winchester City Council Local Plan Policies CP13 and DM15 concerning Local Context and Distinctiveness.

The statement read out from Councillor Williams referred to several points including issues of limited off-street parking, the previously rejected applications for smaller extensions at No1 and No5 and the impact of this application on the local housing mix. Councillor Williams also referred the committee to Local Plan Policy DP3 which she believed this application was contrary to.

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 subject to the following: an additional condition requiring details of an appropriate planting scheme which would provide as much protection for the immediate neighbours as possible. The exact wording to be delegated to the Service Lead for the Built Environment, in agreement with the Chairperson.

8. **QUOB STABLES EQUESTRIAN CENTRE DURLEY BROOK ROAD DURLEY SOUTHAMPTON HAMPSHIRE (21/00910/OUT)**

Proposal Description: Hybrid Application: Outline application for the demolition of existing buildings and construction of 23 custom build plots together with open space, parking facility for Durley primary school and Holy Cross Church including upgrades to Footpath No 12 and a new crossing point at school entrance to provide an off-road 'park and stride' route to the school. (reserved matters of access, landscaping and layout included). Full application for Class E/F.

The application was introduced. Members were referred to the update sheet which provided additional information concerning the National Model Design Code (NMDC) and additional information regarding reptile reports and biodiversity net gain.

During public participation, Gill Mulley spoke in objection to the application, Councillor Gabe Rappini (Durley Parish Council) spoke in objection to the application and Louise Cutts (agent) spoke in support of the application and answered member's questions.

Councillor Kurn spoke as a ward member against the application. In summary, he was concerned with the environmental impacts to the village, the lack of essential local infrastructure such as a regular bus service, the location of the school crossing which he felt was dangerous and that the development would be contrary to Local Plan Policy MTRA3 regarding development in smaller villages and the rural area.

The committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to refuse permission for the reasons set out in the report and the Update Sheet. In addition, the committee agreed that an additional note be added to refusal reason one, which would state that custom self-build did not take precedence over approved policy. The exact wording to be delegated to the Service Lead, Built Environment, in agreement with the Chairperson.

9. **GARAGE BLOCK 1 TO 6 SOUTHBROOK COTTAGES MICHELDEVER SO21 3DJ (21/01279/FUL)**

Proposal Description: Removal of existing garages and construction of a single two-storey building for affordable housing, containing 4x one bed flats and 2x two-bed flats, with associated cycle and refuge storage, and car parking.

The application was introduced. Members were referred to the Update sheet which provided additional information of a further objection received on the 11th August concerning overdevelopment of the site which did not raise any new material considerations.

During public participation, Amanda Hall spoke in objection to the application, and Paul Phasey (agent) spoke in support of the application and answered member's questions.

Councillor Horrill spoke as a ward member in support of the application. In summary, she welcomed the additional high quality, affordable homes for local people and supported the use of under-used, Winchester City Council land for affordable housing. She urged the committee to seek a commitment that the proposed parking improvements be delivered at the same time as the housing improvements.

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.

10. **LAND OFF ABBOTSTONE ROAD FOBDOWN HAMPSHIRE (21/01334/FUL)**

Proposal Description: Change of use of land from agricultural to Class C3 (Dwellinghouse). Development comprising the reshaping of the reservoir to provide for the construction of a floating five-bedroom dwellinghouse, with part subterranean garage, made pursuant to the provisions of paragraph 79(e) of the National Planning Policy Framework (NPPF) (2019). To include: the formation of a new vehicular access from Abbotstone Road, the laying of a driveway and forecourt, engineering works for the purpose of landscaping, and the installation of two floating solar islands.

The application was introduced. Members were referred to the Update sheet which provided additional information concerning letters received from the applicant on 9 August 2021, from the agent on 13 August 2021 and 14 August 2021 and a letter from Town Legal on behalf of the applicant on 16 August 2021. The letters raised several issues, which in summary were: concern over consultee responses, the case officer planning judgement, the incompleteness of the report, the proposed refusal reason on nitrates, the councils 5-year housing land supply, officer engagement with the applicant, the lack of consultation with the DRP and the case officer's interpretation of the term "isolated dwelling". These letters did not raise any new material considerations.

The Update sheet also drew the committee's attention to four further comments received in support of the application and additional comments from the Winchester City Council Strategic Planning Team regarding the requirements of the National Planning Policy Framework paragraphs 79e and 80.

During public participation, Martin Pratt (applicant) and Guy Jones spoke in support of the application and answered member's questions.

The committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to refuse permission for the reasons set out in the report and the Update Sheet.

11. **PLANNING APPLICATIONS (WCC ITEMS 11,12 & 13 & SDNP ITEM 14) (PDC1189 AND UPDATE SHEET REFERS)**
12. **DEVELOPMENT LAND MALT LANE BISHOPS WALTHAM HAMPSHIRE (21/00359/FUL)**

Proposal Description: Erection of x24 residential units (Use Class C3) (x6 3-bed houses, x2 3-bed flats, 14 2-bed flats and x2 1-bed flats) and a replacement youth hall (sui generis) following the demolition of all existing buildings.

The application was introduced. During public participation, Vivian Jury spoke in objection to the application, Councillor Ford (Bishops Waltham Parish Council) spoke in support of the application and Adrian Rutter and Tom Francis (applicant) spoke in support of the application and answered members' questions.

Councillor Miller spoke as a ward member in support of the application. In summary, he felt that the current site was neglected and detracted from the overall setting of Bishops Waltham. He also felt that the development area was close to local services such as public transport and retail outlets.

The committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the following reasons. That the public benefit from the development outweighed any potential harm to the conservation area; that the proposal would not have a detrimental impact on the character and appearance of nearby listed buildings; that the development would not result in a cramped living environment for residents and that the proposal does respond positively to the local environment.

The committee also agreed that this be subject to the agreement of conditions and informatives delegated to the Service Lead: Built Environment and the Chairperson and a S106 agreement to secure the provision and management of the youth hall, the wording to be delegated to the Service Lead: Legal.

13. **CARLTON VILLA 10 COMPTON ROAD WINCHESTER SO23 9SL**
(21/01219/HOU)

Proposal Description: Proposed Front Extension to form additional living Accommodation

Councillor Edwards left the room for this item.

The application was introduced. During public participation, Alison Davidson spoke in objection to the application, and Alison Jowitt (applicant) spoke in support of the application and answered members' questions.

Councillor Radcliffe spoke as a ward member against the application. In summary, he asked the committee to consider the design aspects of the proposals and particularly concerning the City Council's Supplementary Planning Document – High-Quality Places. He felt that the proposals did not fit with their surroundings, that the extension would not be subservient to the main dwelling and would overwhelm the main building. He also drew the committee's attention to the previous planning history for the site.

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.

14. **11 ASHBURTON PLACE 15 CHILBOLTON AVENUE WINCHESTER SO22**
5HB (21/01349/HOU)

Proposal Description: Erection of new garden room/storage shed (retrospective)

Councillor Westwood took no part in the determination of this application.

The application was introduced. Members were referred to the Update sheet which provided additional information regarding an amendment to condition 2.

During public participation, Dr Charles Knightley spoke in objection to the application, and Simon Carter (applicant) spoke in support of the application and answered member's questions.

The committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to refuse permission for the following reason: that due to the scale and impact of the proposal, it was contrary to local plan policy DM16 in that it did not respond positively to the character and appearance of the environment.

15. LOOMIES, ALTON ROAD, WEST MEON, GU32 1JX (SDNP/21/01687/FUL)

Proposal Description: Loperty Ltd seek to gain planning permission for a Loomies Workshop and storage space on the site. The workshop will be inside four containers.

The application was introduced. During public participation, Steve Gale and Sam Plumbe spoke in objection to the application.

Councillor Lumby spoke as ward member against the application. In summary, he drew the committee's attention to concerns that had been raised by residents, particularly concerning noise and traffic levels from motorbikes visiting Loomies which he believed would increase if the application was approved. He also referred to South Downs National Park Local Plan policy SD4 relating to design quality and felt that the proposal of storage units was contrary to this policy.

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 with an additional informative recommending that the applicant liaise with the National Park to promote the features and purposes of the National Park. The exact wording to be delegated to the Service Lead: Built Environment, in consultation with the Chairperson.

The meeting commenced at 9.30 am and concluded at 5.25 pm

Chairperson