

PLANNING COMMITTEE

Wednesday, 8 February 2023

Attendance:

Councillors

Rutter (In the Chair)

Edwards
Laming

Pearson
Read
Westwood

Apologies for Absence:

Councillors Clear, Evans and McLean

Deputy Members:

Councillor Achwal (as deputy for Councillor Evans)

Other Members that did not address the meeting:

Councillor Cunningham (virtual attendance)

[Full recording of the meeting.](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies for the meeting were noted as above.

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

RESOLVED:

That Councillor Edwards be appointed as Vice-Chairperson for this meeting.

3. **DISCLOSURES OF INTERESTS**

Councillor Pearson declared an interest in respect of item 10 (South Lodge Annex, Park Lane, Swanmore – case number: SDNP/22/02939/FUL), as set out in full under the relevant item below.

4. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held on 11 January 2023 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 PDC1215.

6. **PLANNING APPLICATIONS (WCC ITEMS 6 - 9 AND SDNP ITEM 10) (PDC1215 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):

7. **LAND ADJACENT TO INGOLDFIELD COTTAGES, INGOLDFIELD LANE, SOBORTON, HAMPSHIRE, SO32 3QA (CASE NUMBER: 22/01722/FUL)**

Proposal Description: Item 6: Proposed erection of two two-bedroomed timber-clad holiday lodges

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

During public participation, Robert Tutton (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 and the Update Sheet.

8. **LAND ADJACENT TO KESTREL RISE, PRICKETTS HILL, SHEDFIELD, HAMPSHIRE, SO32 2JW (CASE NUMBER: 22/01262/FUL)**

Proposal Description: Item 7: Converting an existing mobile home currently used as storage and wash room facility into a short term holiday let.

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

In response to questions of the committee, the agent clarified that the applicant would have no objection to an additional condition to secure adequate and accessible covered cycle storage provision on site.

For clarification, the Senior Planning and Litigation Lawyer stated that the committee were considering the site as a whole including its planning history and extant permissions as well as this application before the committee.

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 additional condition to secure covered and accessible cycle storage provision on site, with details to be submitted to and approved in writing by the Local Planning Authority.

9. **CHASE VIEW, CLEWERS HILL, WALTHAM CHASE, HAMPSHIRE, SO32 2LN**
(CASE NUMBER: 22/02633/HOU)

Proposal Description: Item 8: An extension to the built garage/annex of the dwelling (Chase View) to provide additional ground floor living accommodation.

The application was introduced. During public participation, Michael Buckler (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.

10. **WILLOW TREE HOUSE, UPPER CRABBICK LANE, DENMEAD, WATERLOOVILLE**
(CASE NUMBER: 22/02245/HOU)

Proposal Description: Item 9: Garage conversion to create home office; single storey side extension to form boot room (amended drawings; amended proposal)

The application was introduced. During public participation, Councillor Paula Langford-Smith (Denmead Parish Council) 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.

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

11. **SOUTH LODGE ANNEX, PARK LANE, SWANMORE, SO32 2QQ**
(CASE NUMBER: SDNP/22/02939/FUL)

Proposal Description: Item 10: Change of use of annex to holiday let and ancillary residential accommodation.

Prior to the consideration of this application, Councillor Pearson declared that he had conversations with persons connected to the site. The Senior Planning and Litigation Lawyer asked for clarification so that he could advise Councillor Pearson about the appearance of bias. Having discussed the matter with the Senior Planning and Litigation Lawyer, Councillor Pearson withdrew from the committee for this item, sat in the public gallery and did not participate in the debate or vote thereon.

The application was introduced. Members were referred to the Update Sheet which set out in full amendments to Condition 4.

During public participation, Jacqueline Batchelor and Michael Herrebrugh spoke in objection to the application and Neil March (agent) spoke in support of the application and all answered Members' questions thereon. The applicant agreed that a blind would be installed to the existing rooflight within the bathroom to protect dark night skies of the South Downs National Park but no informative was agreed to attach this to the permission.

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 additional conditions as follows: management plan to be submitted and approved in writing by the Local Planning Authority to include instruction that all visitors of the holiday let access the site via the southern entrance to protect the amenity of neighbours and the privacy of Swanmore Park; and to secure covered and accessible cycle storage provision on site.

The meeting commenced at 9.30 am and concluded at 12.15 pm

Chair