

## **PLANNING COMMITTEE**

**Thursday, 24 May 2018**

Attendance:

Councillors:

Ruffell (Chairman) (P)

Clear (P)  
Evans (P)  
Gottlieb (P) (for Items 1-5)  
Izard (P)

McLean  
Read (P)  
Rutter (P)  
Weston

Deputy Members:

Councillor Berry (Standing Deputy for Councillor McLean) and Councillor Cunningham (Standing Deputy for Councillor Weston).

Others in attendance who addressed the meeting:

Councillors Cutler, Hutchison and Porter.

Others in attendance who did not address the meeting:

Councillor Brook (Portfolio Holder for Built Environment).

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1. **APPOINTMENT OF VICE-CHAIRMAN FOR 2018/19 MUNICIPAL YEAR**

RESOLVED:

That Councillor Read be appointed Vice-Chairman of the Committee for the 2018/19 Municipal Year.

2. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 19 April 2018 and the minutes of the Planning (Viewing) Sub Committee held on 9 May 2018, be approved and adopted.

3. **PLANNING APPLICATIONS SCHEDULE**  
(Report PDC1107 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 agreed to receive the Update Sheet as an addendum to Report PDC1107.

Councillor Rutter declared a personal (but not prejudicial) interest, in respect of item 2 (Church Paddock Fishery, Bedfield Lane, Headbourne Worthy) as she resides in the lane. However, the application site was not visible from her property and she had not expressed a view on this application. She spoke and voted on this item thereon.

Councillor Clear made a personal statement in respect of item 5 (Land to the East of Winchester Road, Wickham), due to her role as Parish Councillor, whereby the application site, contained in Local Plan Part 2 (LPP2), had been agreed by Wickham Parish Council. However, she had taken no part in consideration of the application.

Councillor Evans made a personal statement in respect of item 5 (Land to the East of Winchester Road, Wickham), due to her role as Parish Councillor, whereby the application site, contained in Local Plan Part 2 (LPP2), had been agreed by Wickham Parish Council. However, she had taken no part in consideration of the application.

Councillor Gottlieb declared a personal and prejudicial interest in respect of items 6 and 7 (Bramble Cottage, 41 Stratton Lane, East Stratton) as the applications related to his immediate neighbours. He left the meeting for consideration of these items.

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

Item 1: Variation of conditions 5 (tree and demolition details), 6 (tree protection measures), 8 (lighting) and 9 (landscaping) of planning permission 15/01217/FUL and variation of approved plans of planning permission 17/02196/NMA. Please see cover letter dated 12 December for full details of proposed variations. Further amended plans received 2/1/18 in respect of Block A (ground floor entrance and fourth floor to south elevation and various internal changes) and basement of Blocks D1, D2 and E (internal changes for fire regulations). The changes are highlighted red on the amended plans and are for fire regulations compliance. Further amended plans received 5 March 2018 with updated cover letter to explain changes including 6 additional dwellings (total now 244) and external alterations to blocks A, B, C, D1, D2 and E including new built form to the roof and ground floor extension to Block A.  
Hampshire Constabulary HQ, Romsey Road, Winchester, SO22 5DB  
Case number: 17/03139/FUL

The Head of Development Management referred Members to the Update Sheet which set out an amendment to Page 18 - principle of development to read an increase of 36 units and not 86 units, as stated and to include within the S106 agreement (Page 22), the provision and retention of affordable housing and a financial contribution for the 0.6 dwelling that cannot be provided on site.

In addition, a verbal update was provided adding a new condition requiring a plan to be submitted showing the unallocated car parking spaces and requiring them to remain unallocated in perpetuity.

In response to questions from Members, the Council's Highways Engineer confirmed that parking provision in the surrounding area had been discussed with the Council's Traffic Officers, with residents' parking in place from 8am to 6pm Monday to Saturday and free parking available on Sundays in the Council's public car parks. It was confirmed that residents' parking permits would not be issued to residents of the development.

During public participation, Councillor Hutchison spoke on this item as a Ward Member.

In summary, Councillor Hutchison stated that she welcomed the social housing accommodation the development provided on site. However, off site she considered that there were a number of concerns that needed to be addressed, including residents parking, movement and access which she suggested would be further exacerbated by the provision of extra homes on site.

Councillor Hutchison considered existing parking to be excessive in this area with inadequate parking restrictions in place and asked that weekend and evening restrictions be provided on surrounding streets to provide comfort to current residents that parking would not deteriorate further. She made reference to the frequent heavy congestion on West End Terrace, Romsey Road and Cheriton Road which was particularly a problem during rush hour and school times and was of the opinion that access to the site remained the main issue, with poor provisions for cyclists and pedestrians that were safe to use and pavements, streets and roads being wholly unacceptable.

In conclusion, Councillor Hutchison stated that she considered the development failed to take sustainable travel seriously and suggested that Romsey Road should be looked at as a whole and not piecemeal as it provided key access to open space for residents.

In response to questions from Members, the Council's Highways Engineer clarified that a proportion of the Community Infrastructure Levy (CIL) contribution would be paid to Hampshire County Council and it was within their jurisdiction to spend the contribution as they considered appropriate.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the S106 legal agreement, the conditions and informatives set out in the Report and the Update Sheet, subject to, an update to the S106 agreement to secure the provision and retention of affordable housing and the financial contribution for the 0.6 dwelling that cannot be provided on site; and plans to be submitted showing the unallocated car parking spaces on site, to be maintained in perpetuity.

Item 2: New access with the public highway and track to existing parking area Church Paddock Fishery, Bedfield Lane, Headbourne Worthy  
Case number: 17/02806/FUL

The Head of Development Management referred Members to the Update Sheet which stated that eight further letters of representation had been received which raised no additional issues.

During public participation, Grace Gray spoke in objection to the application and Kim Blunt, Mr Dean and Stuart Rose spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Porter spoke on this item as a Ward Member.

In summary, Councillor Porter stated that she was speaking on behalf of a number of objectors and the Parish Council who could not see why the entrance proposed was required at all and would result in the loss of a number of large trees. She stated that there was a requirement for the access to be accessible for all and she did not consider the loose chippings proposed to be acceptable for wheelchair users. As a result of the development at Kings Barton, Councillor Porter stated that vehicle movements at the junction of Bedfield Lane had increased and this was expected to grow with the volume of occupants. In conclusion, she stated that the proposed new entrance would add to the danger on this single track road at certain times, with no justification for the proposed entrance in her opinion.

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 and subject to: an amendment to Condition 3 requiring the access and driveway specification to be submitted, with the inclusion of surface treatment; and an additional condition that, in the event of the access being gated, fix and open details be submitted by the Applicant to the Head of Development Management for agreement prior to use.

Item 3: Removal of existing single storey extension. Replacement single storey extension. Replacement roof lantern. Internal renovations.  
3 Weeke Manor House, Loyd-Lindsay Square, Winchester, SO22 5NB  
Case number: 18/00603/LIS

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.

Item 4: Removal of existing single storey extension. Replacement single storey extension. Replacement roof lantern. Internal renovations.  
3 Weeke Manor House, Loyd-Lindsay Square, Winchester, SO22 5NB  
Case number: 18/00602/HOU

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.

Item 5: (AMENDED PLANS RECEIVED – 23/03/18) Residential development comprising 120 dwelling units, garages, parking spaces, new access from Winchester Road, new roads, public open space, landscaping and drainage works Land to the East of Winchester Road, Wickham

Case number: 17/02615/FUL

The Head of Development Management referred Members to the Update Sheet which set out: an update to Condition 9 to confirm that no dwelling should be occupied until the local planning authority has confirmed in writing, following consultation with Southern Water; an update to Condition 12 to include reference to the access plan that had been agreed between the developer and HCC; an amendment to the head of terms for the S106 legal agreement to include – any financial contributions required to provide the sports facilities on Mill Lane; a consultation response provided by the South Downs National Park; an amendment to page 53 of the Report to read 'Wickham Parish Council' instead of 'Bishops Waltham Parish Council'; and an additional letter of objection received raising concerns in relation to the impact on wildlife.

In addition, a verbal update was provided that Condition 2 be amended to include an addendum to the transport statement.

In response to questions from Members, the Council's Head of Drainage clarified that if minded to approve the application, Southern Water would be bound to improve the infrastructure, principally the pumping station in the village. Southern Water had confirmed that off site works could not commence until the development was in situ and prior to the first residents occupation; this was required in order for the drainage impact to be assessed.

During public participation, Anton Hanney (Wickham Residents Association) and Nicki Oliver (Wickham Parish Council) spoke in objection to the application and Andrew Morris (Applicant) spoke in support of the application and all answered Members' questions thereon.

During public participation, Councillor Cutler spoke on this item as a Ward Member.

In summary, Councillor Cutler stated that he wished to reinforce all the aspects associated with the development which he considered had not all been satisfied since the previous refusal on this site. Councillor Cutler stated that residents' concerns related to drainage, flooding, traffic, ecology and pedestrian and cyclist access. He queried the lack of detail in relation to storm water drainage work, suggested an amendment for drainage works to be in place before development commenced on site, due to concerns that Southern Water would not be able to complete the works required in time with occupations. He was also of the opinion that silt was blocking the drainage ways on site.

Councillor Cutler stated that traffic in the area was already above capacity with residents wishing to see improvements above what is in place and that pressures from other developments in the area i.e. Wellborne, Whiteley and West of Waterlooville, had not been taken into account.

Councillor Cutler stated that the main point of concern related to pedestrian and cycling access, with only two pedestrian routes available, it would not encourage people to use the route, only as through the spur. He suggested that a third route be explored from the eastern end of the development to the new sport facilities,

the community centre and the doctor's surgery. It was noted that there was effectively no facility for cycling with roadways in Winchester Road too dangerous and 1.5 metre wide footpaths in the spur.

In conclusion, Councillor Cutler stated that he did not consider the proposal to be a sustainable development as it stands and he urged the Committee to defer the decision.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the S106 legal agreement, the conditions and informatives set out in the Report and in the Update Sheet and subject to; the provision of 40% affordable housing on site; provision and management of on site open woodlands, improvements to the junction of Blind Lane for public access; contribution towards the Solent Recreation Mitigation Partnership (SRMP); any financial contributions required to provide the sports facilities on Mill Lane to be secured by an appropriate s106 legal undertaking. The precise wording of conditions being delegated to the Head of Development Management to agree in consultation with the Chairman.

Item 6: Erection of an oak framed garden room extension to rear elevation and reworking of existing side extension  
Bramble Cottage, 41 Stratton Lane, East Stratton, SO21 3DT  
Case number: 17/02666/LIS

In response to questions from Members, the Council's Historic Environment Team Leader clarified that, although there was no objection in principle to a further extension, there were already two existing 20<sup>th</sup> century extensions on this site. It was noted that the core of the building remained historic. However, the levels between historic and modern building on site was now reaching a similar line and scope for further building on site was considered to be limited. It was therefore considered that the application did not fit in with the existing building and would be harmful to the building in terms of its appearance.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons and subject to the conditions and informatives set out in the Report.

Item 7: Erection of an oak framed garden room extension to rear elevation and reworking of existing side extension  
Bramble Cottage, 41 Stratton Lane, East Stratton, SO21 3DT  
Case number: 17/02666/HOU

At the conclusion of debate, the Committee agreed to refuse permission for the reasons and subject to the conditions and informatives set out in the Report.

Item 8: Change of use of 10 parking spaces to hand car wash and valeting operation including the installation of a cabin and erection of a canopy -  
Sainsbury's Supermarkets Ltd, Badger Farm Road, Winchester  
Care number: 18/00555/FUL

At the conclusion of debate, the Committee agreed to grant permission for the following reasons and subject to the conditions set out in the Report.

RESOLVED:

1. That the decisions taken on the Development Control 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 1, permission be granted for the reasons and subject to the S106 legal agreement, the conditions and informatives set out in the Report and the Update Sheet, subject to, an update to the S106 agreement to secure the provision and retention of affordable housing and the financial contribution for the 0.6 dwelling that cannot be provided on site; and plans to be submitted showing the unallocated car parking spaces on site, to be maintained in perpetuity;

(ii) That in respect of item 2, permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet and subject to: an amendment to Condition 3 requiring the access and driveway specification to be submitted, with the inclusion of surface treatment; and an additional condition that, in the event of the access being gated, fix and open details be submitted by the Applicant to the Head of Development Management for agreement prior to use; and

(iii) That in respect of item 5, permission be granted for the reasons and subject to the S106 legal agreement, the conditions and informatives set out in the Report and in the Update Sheet and subject to; the provision of 40% affordable housing on site; provision and management of on site open woodlands, improvements to the junction of Blind Lane for public access; contribution towards the Solent Recreation Mitigation Partnership (SRMP) to be secured by an appropriate s106 legal undertaking. The precise wording of conditions being delegated to the Head of Development Management to agree in consultation with the Chairman.

4. **CONFIRMATION OF TREE PRESERVATION ORDER 2215 – 10 BEREWEEKE ROAD, WINCHESTER**

(Report PDC1106 refers)

During public participation, Thomas Gregory (Agent) spoke in objection to the application and answered Members' questions thereon.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2215 be confirmed.

5. **PLANNING APPEAL DECISIONS**  
(Report PDC1108 refers)

The Committee gave consideration to the Report which provided a summary of the appeal decisions in relation to planning cases received for the period 1 January 2018 to 31 March 2018.

RESOLVED:

That the report be noted.

The meeting commenced at 9.30am and adjourned between 12.00noon and 2.00pm and concluded at 5pm.

Chairman