

PLANNING COMMITTEE

Wednesday, 16 August 2023

Attendance:

Councillors
Rutter (Chairperson)

Edwards
Achwal V
Cunningham
Gordon-Smith

Laming
Lee
Read
Williams

Other Members that did address the meeting:

Councillor Cook

Other Members that did not address the meeting:

Councillor Prest

[Full recording of the meeting.](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies for absence were received from Councillor Small, with Councillor Williams attending as standing deputy member.

2. **DISCLOSURES OF INTERESTS**

Councillor Edwards declared a personal (but not prejudicial) interest in respect of item 6 (Kingsgate Park, Kingsgate Road, Winchester – case number 22/02812/FUL) due to his role as Ward Member and clarified had attended the meeting held by the college during Summer 2022 regarding the college's various future plans. However, as the meeting had taken place long before the submission of this application and he had taken no part in detailed discussions regarding the application, Councillor Edwards took part in the consideration of this item and voted thereon.

Councillor Williams declared a personal (but not prejudicial) interest in respect of item 9 (Trullingham Farm, Wintershill, Durley – case number 23/01042/FUL) due to his role as Ward Member. However, he had taken no part in discussions regarding the application, therefore he took part in the consideration of this item and voted thereon.

3. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held on 19 July 2023 be approved and adopted.

4. **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 the report.

5. **PLANNING APPLICATIONS (WCC ITEMS 6-9 AND 11 & 12) (REPORT 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):

6. **KINGSGATE PARK, KINGSGATE ROAD, WINCHESTER (CASE NUMBER: 22/02812/FUL)**

Proposal Description: Item 6: Proposed demolition of single storey extension on north elevation and demolition of rear garden wall to Antrim House. Internal and external refurbishment works to Antrim House to create staff accommodation. Removal of all-weather playing pitch and associated structures. Proposed all-weather playing pitch with artificial grass surface, fencing and associated development. Construction of two boarding houses. Removal of two sections of wall to St Cross Road to facilitate access to the new boarding houses. Proposed new hard and soft landscaping. Creation of rain gardens/swales to facilitate surface water drainage. All associated works, including parking, bicycle parking, enclosure for air source heat pumps, external lighting, boundary walls, relevant connections to existing utilities systems, facilities for refuse collection and works to retained trees.

It was noted that members of the committee, with the exception of Councillors Edwards and Read, had visited the application site on 14 August 2023 to enable members to observe the site in context and to gain a better appreciation of the proposals.

The application was introduced. Members were referred to the Update Sheet which set out in full additional conditions required to ensure that the applicant adhered to the submitted Operational Management Plan and provided confirmation that the proposed access is designed to the satisfaction of the highways authority. In addition, the Revised Transport Assessment SMA Ref

6833/TA 02 dated March 2023 be added to the list of approved documents in condition 2.

During public participation, Patrick Morton and Caroline Powell spoke in objection to the application and Dr Tim Hands and Emma Barrett spoke in support of the application and answered Members' questions thereon.

In response to questions regarding the motion and council's commitment to protect the district's waterways from sewage discharge, the council's Senior Planning and Litigation Lawyer clarified that the council recognised the policies in line with planning policy and the National Planning Policy Framework (NPPF) which provided the context to be observed in law and that the council had responded appropriately to the requirements of the motion.

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.

7. **CROWHURST KENNELS, SUTTON WOOD LANE, BIGHTON, HAMPSHIRE, SO24 9SG**
(CASE NUMBER: 23/00240/FUL)

Proposal Description: Item 7: Proposed Demolition of 3 Economically Redundant Kennel Buildings and Erection of a Replacement Dwelling, Creation of New Access, Parking and Landscaping Works

The application was introduced. During public participation, Peter Young and Richard Bacon spoke in support of the application.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

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

8. **STOKE COMMON FARM, BISHOPSTOKE LANE, BRAMBRIDGE, HAMPSHIRE, SO50 6HX**
(CASE NUMBER: 22/01357/FUL)

Proposal Description: Item 8: Change of use of Agricultural Barn to a mixed use between Light Industrial (Class E (g)(iii)) and Storage & Distribution (Class B8)

The application was introduced. Members were referred to the Update Sheet which set out details of a report received from a local resident which did not alter the recommendation to the application and stated that appropriate conditions would be included regarding the use of the building, if approved.

During public participation, Norma Morris spoke in support of the application and answered Members' questions thereon.

Councillor Cook spoke as a Ward Member. In summary, Councillor Cook, stated that she was speaking in support of the application, but raised the following points:

- The concerns of residents at the nearby mobile home park with the number of vehicles coming and going at the application site over the last three years which had impacted on their health and wellbeing.
- Environmental Health raised refusal to an application on this site in September 2022 due to the lack of an acoustics report. The extractor to the paint shop was removed as due to the problems caused by the proposed activities of the car repairer's and paint works. However, the acoustics report was not carried out and no justification was provided regarding why this was not undertaken. Environmental Health was consulted again in March 2023 once the extractor had been removed.
- The use of the wording relating to storage within the application concerned residents.
- She queried the hours of opening and suggested that hours of trading be amended as this was land in a countryside location.
- In conclusion, Councillor Cook requested that the committee consider adding conditions to the class and the use to restrict the hours of operation and that enforcement action be taken in a timely manner if these are not adhered 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 the Update Sheet

9. **TRULLINGHAM FARM, WINTERSHILL, DURLEY, HAMPSHIRE, SO32 2AH**
(CASE NUMBER: 23/01042/FUL)

Proposal Description: Item 9: Change of use of part of existing dwelling to a day care nursery for children (use Class E(f)); Single storey rear extension; Roof Extension; Parking provision and associated works

The application was introduced. Members were referred to the Update Sheet which set out tree comments received on 10 August 2023 raising concerns to the application and an additional reason for refusal on this basis. In addition, comments had been received from Drainage and clarification received from Highways.

During public participation, Jeanette Parker spoke in objection to the application and Jo Churcher (speaking on behalf of the 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 refuse permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

10. **16 CLAUSENTUM ROAD, WINCHESTER, HAMPSHIRE, SO23 9QE**
(CASE NUMBER: 23/00283/HOU)

Proposal Description: Item 11: Demolition of existing rear projection and part of boundary fence , two storey extension to side/rear, single storey rear extension and two dormers and two velux to side roof slope, new wall to west elevation, replace roof materials and alteration to existing fenestration (variation to planning permission 22/00180/HOU) (Amended Plans).

The application was introduced. During public participation, Ann and Christopher Balfour spoke in objection to the application and Neil March 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, subject to the following:

- (i) An additional condition requiring blinds to be installed to the velux windows of the proposal to respect the dark night skies policy of the South Downs National Park (SDNP). The exact wording delegated to the Chair of Planning Committee in consultation with the Service Lead: Built Environment.

11. **BEECH HOUSE, UPPER CRABBICK LANE, DENMEAD, WATERLOOVILLE, HAMPSHIRE**
(CASE NUMBER: 23/01334/HOU)

Proposal Description: Item 12: The construction of a 2 bay garage 8000 x 5800 with 2 no. open bays; new vehicular crossover (with gates) from School Lane to the application site.

The application was introduced. Members were referred to the Update Sheet which set out in full an additional condition regarding the changes in levels in relation to the access and advised that three public objections had been raised

instead of two, as stated within the report. The additional submission did not alter the recommendation within the report.

During public participation, Councillor 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 and the Update Sheet, subject to the following, with the exact wording delegated to the Chair of Planning Committee in consultation with the Service Lead: Built Environment:

- (i) An amendment to the additional condition set out within the Update Sheet to also require construction and ditch drainage details to be submitted to an approved in writing by the Local Planning Authority;
- (ii) An additional condition requiring details of replacement landscape planting to mitigate the loss of the hedge to be submitted to and approved in writing by the Local Planning Authority;
- (iii) An amendment to condition 5 that hardstanding shall be constructed of a non-migratory and permeable surface material. Details to be submitted to and approved in writing by the Local Planning Authority; and
- (iv) An additional informative to remind the applicant of the need to apply to Hampshire County Council for water course consent.

12. **TREE PRESERVATION ORDER 2335 - LAND ADJACENT TO SILVERLAKE GARAGE, STATION HILL, CURDRIDGE (CASE REFERENCE: TPO2335)**

The application was introduced. During public participation, Amy Dale spoke in objection to the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2335 be confirmed without modifications, as set out in the report.

13. **PLANNING APPEALS - QUARTERLY REPORT**

The Planning Manager provided the committee with a detailed summary of the ten appeal decisions for the period 1 April 2023 to 30 June 2023.

RESOLVED:

That the summary of appeal decisions received during April 2023 to June 2023 be noted.

The meeting commenced at 9.30 am, adjourned between 12.10 pm and 2 pm and concluded at 3.15 pm.

Chair