

PLANNING COMMITTEE

Wednesday, 14 August 2024

Attendance:

Councillors
Rutter (Chairperson)

Achwal V
Cunningham
Laming
Langford-Smith

Lee
Pett
Small
Williams

Apologies for Absence:

Councillors Clear and White

Deputy Members:

Councillor Pett (deputy for Councillor Clear) and Councillor Lee (deputy for Councillor White).

[Full recording of the meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies were noted as above.

2. **DISCLOSURES OF INTERESTS**

Councillor Achwal declared a personal and prejudicial interest in respect of item 6 (Post Office, Winchester Road, Waltham Chase – case number: 23/02061/FUL) as one of the residents was known to her. Councillor Achwal stated that she would take no part in the determination of the application and left the meeting for the consideration of the item taking no part in the discussion or vote thereon.

In addition, Councillor Achwal and Councillor Small declared a personal (but not prejudicial) interest in respect of Item 8 (Forest Edge, Solomons Lane, Shirrell Heath – case number: 24/00855/HOU) due to their role as Ward Members. However, they had taken no part in discussions regarding the application, therefore they took part in the consideration of the item and voted thereon.

Furthermore, Councillor Small declared a personal (but not prejudicial) interest in respect of item 6 (Post Office, Winchester Road, Waltham Chase – case

number: 23/02061/FUL) due to her role as Ward Member for Shedfield Parish Council which covered the area of this application. However, she had taken no part in discussions regarding the application, therefore she took part on the consideration of the item and voted thereon.

Councillor Lee declared a personal (but not prejudicial) interest in respect of Item 6 (Post Office, Winchester Road, Waltham Chase – case number: 23/02061/FUL) and Item 7 (Highview, Swanmore Road, Swanmore – case number: 24/00936/HOU) due to his role as Ward Member. He had visited the sites but stated that he had taken no part in discussions regarding the applications, therefore he took part in the consideration of the items and voted thereon.

3. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held on 17 July 2024 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 6-8) (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. **POST OFFICE, WINCHESTER ROAD, WALTHAM CHASE, HAMPSHIRE (CASE NUMBER: 23/02061/FUL)**

Proposal Description: Item 6: Demolition of existing buildings and erection of four dwellings, together with access, parking and associated works

The application was introduced. Members were referred to the Update Sheet which sets out in full wording amendments to Conditions 3, 4 and 6, an additional Condition 17, details of a further representation received and the deletion of wording from Page 32.

In addition, a verbal update was provided by the case officer at the meeting advising of an error on the Update Sheet in reference to the further representation received which noted condition 10 and should read condition 7.

During public participation, Councillor Margaret Jones (Shedfield Parish Council) spoke in objection to the application and Jacob Goodenough (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, the Update Sheet and the verbal update.

7. HIGHVIEW, SWANMORE ROAD, SWANMORE, SOUTHAMPTON, HAMPSHIRE, SO32 2QH (CASE NUMBER: 24/00936/HOU)

Proposal Description: Item 7: Single + 2 storey side and front extensions. Replacement garage with craft/games space in attic. Relocate vehicle access, extend drop kerb. New screen flank walls/pillars to opening with sliding gate.

The application was introduced. During public participation, Laurence Morgan and Laura Spanner spoke in objection to the application. A representative for the applicant was also in attendance to address questions of clarification from the committee. All 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 four additional conditions:

- (i) That details of ecological and biodiversity enhancements shall be submitted to the Local Planning Authority for approval in writing prior to build taking place above the slab level;
- (ii) That due to its close proximity to the South Downs National Park (SDNP) timed shutters be installed to velux windows to mitigate light spillage in respect of the Dark Night Skies Policy. The precise wording to be delegated to the Chair of Planning Committee in consultation with the Service Lead: Built Environment;
- (iii) That the details of the gateway shall be submitted to and approved by the Local Planning Authority. In discussion with the Local Planning Authority a feasible gating solution shall

be sought in order to address concerns regarding the open nature of the frontage; and

- (iv) That the materials of the proposed gateway, flank side walls and pillars be submitted to the Local Planning Authority for approval in writing prior to installation.

8. **FOREST EDGE, SOLOMONS LANE, SHIRRELL HEATH, SOUTHAMPTON, HAMPSHIRE, SO32 2HU (CASE NUMBER: 24/00855/HOU)**

Proposal Description: Item 8: First floor extension to bungalow (retrospective to regularise prior notification 22/02416/PNASDH)

The application was introduced. During public participation, James Allman, Derek Morgan and Councillor Sam Charles (Shedfield Parish Council) spoke in objection to the application and answered Members' questions thereon.

For clarification and in response to questions of the committee in respect of Class AA, the Council's Senior Planning and Litigation Lawyer outlined the definitions of permitted development rights for the class, the conditions in respect of this and the law in relation to the submission of retrospective planning applications.

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.

The meeting commenced at 9.30 am and concluded at 12.10 pm

Chairman