

PLANNING COMMITTEE

18 February 2020

Attendance:

Councillors:

Evans (Chair)

Bronk
Cunningham
Laming

McLean
Read
Ruffell
Rutter

Others in attendance who did not address the meeting:

Councillor Bell

Others in attendance who addressed the meeting:

Councillors: Achwal, Gordon-Smith, Miller and Porter (Cabinet Member for Built Environment and Wellbeing)

Audio recording of the meeting

A full audio recording of this meeting is available via this link:

[Audio recording](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies were received from Councillor Clear and Councillor Bentote was in attendance as Deputy Member for Councillor Clear (except for items 10, 11 and 12).

2. **DISCLOSURE OF INTERESTS**

Councillor Bentote declared that in respect of item 7 (Whiteley Town Centre) he was a ward councillor and had been contacted by objectors and had attended a meeting with the developer, officers and Councillor Weir (Cabinet Member for Local Economy) but he had not expressed any view on the application and having an open mind he stayed and voted on this item.

Councillor Bentote also declared that in respect of item 10 (Land to Rear of 5 Hillside, Kitnocks Hill, Curdridge) he had submitted objections to the application and had predetermined the application and stepped down from the committee for this item and spoke as a Ward Member and he took no part in the discussion or vote thereon.

Councillor Evans declared a personal (but not prejudicial) interest in respect of Item 12 (Land To The East Of Sun Lane, Alresford) as she was the Council's appointed representative on the South Downs National Park Authority and she spoke and voted on this item as she had not had any involvement in the Park's Authority's planning comments.

Councillor McLean declared a personal (but not prejudicial) interest in respect of Item 8 (Shady Oaks Farm, Durley Brook Road) as he was a Ward Councillor but he had not participated in any prior discussion about the application itself and he took part in the discussion and voted thereon.

Councillor Laming declared a personal (but not prejudicial) interest in respect of Item 14 (Silkstede Priors, Shepherds Lane, Compton) as he was a Ward Councillor but he had not participated in any prior discussion about the application itself and he took part in the discussion and voted thereon.

3. **MEMBERSHIP OF SUB-COMMITTEES etc**

There was no action to report under this item.

4. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held on 14 November 2019 be approved and adopted.

5. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1157 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 PDC1157.

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

6. **PLANNING APPLICATIONS 7 – 10 AND UPDATE SHEET**

The Committee considered the following items.

Item 7: Proposed new multi-storey car park over 4 floors, a new 2 storey retail block (Use Classes A1; A2; A3; A4; A5 & D2) with space for provision of a mezzanine floor, external works with changes to existing surface car parking and landscaping (revised detail).

Whiteley Town Centre, Whiteley Way, Whiteley
Case number: 19/01194/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out details of additional consultation responses, changes to conditions 2, 6, 7, 9 and 15 and additional submissions.

During public participation, Phil Robertson and Wendy Blackwell and also Councillor Mike Evans (Whiteley Town Council) spoke in objection to the application and Adrian Barker (agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Achwal highlighted the local objections; the closed travel plan; there was no need for additional retail units; it was incorrectly located and would be overbearing; traffic congestion and health issues; that finance should be provided towards a Park and Ride Scheme and that there had been no impact assessment for the scheme.

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 the inclusion of an additional condition on the inclusion of a Development Phasing Plan.

Item 8: Resubmission application for revised storage area. Use of land for storage of caravans/campervans in addition to the agricultural use which would be retained.

Shady Oaks Farm, Durley Brook Road, Durley

Case number: 19/02419/FUL

During public participation, Anne Collins - on behalf of Cllr Steve Delmege representing Durley Parish Council and Kim Blunt (Agent) and Mrs Reeves (Applicant) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Miller highlighted the local support for the application; the need for farm diversification and caravan/campervan storage and the screening of the application site from the public right of way.

At the conclusion of debate, the committee agreed to grant permission for the reasons set out in the resolution below at the conclusion of the application items.

Item 9: (Amended) Construction of rear single storey extension, removal of front bay windows to existing bungalow.

Sunpatch, Chapel Road, Swanmore

Case number: 19/02288/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 10: Use of land as residential garden.

Land To Rear Of 5 Hillside Kitnocks Hill Curdridge

Case number: 19/02468/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out additional comments from the agent acting for the neighbour requesting further clarification and further conditions.

During public participation, Neil March (on behalf of Mr and Mrs Wallin - Neighbours) spoke in objection to the application and Bob Tutton (agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Bentote highlighted that the application site sloped upwards and was very visible; the parish council were keen to preserve it as countryside and not to be part of a garden and that the access track could be opened up in the future making the application site potentially developable.

At the conclusion of debate, the committee agreed to refuse permission for the reasons set out in the resolution below at the conclusion of the application items.

11. **PLANNING APPLICATIONS 12 – 15 AND UPDATE SHEET**

The committee considered the following items.

Item 12: AMENDED PLANS 22.02.2018 The erection of up to 320 dwellings (including 40% affordable homes); the provision of 3.4 hectares of employment land for use within Use Classes B1, B2 and B8; the provision of Public Open Space and associated infrastructure including an 'all-moves' roundabout from the A31; the realignment of Sun Lane and provision of additional school facilities including a 'Park and Stride'. EIA development.

Land To The East Of Sun Lane, Alresford

Case number: 17/01528/OUT

The Service Lead Built Environment referred Members to the Update Sheet which set out details of additional representations, consultations and comments and appropriate assessment, and consultations from Southern Water and Hampshire County Council Flood Water Management Team, Highways and an extract from the minutes of the Planning Committee held on 21 June 2018. The Officer confirmed the additional representations received did not alter the recommendation to committee. The revised report included updates relating to the nitrates issues, changes to habitat regulation

legislation and revised national policy framework and also changes to conditions to make them more precise.

During public participation, Paul Dix and Peter Clarke and New Alresford Town Councillor Russell Gordon-Smith spoke in objection to the application and Dave Jobbins (Agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Porter highlighted that conditions under the Section 106 Agreement now had adequate detail to give assurance, although the application was still outline and detail of reserved matters was required. The public open space would be a valuable asset and the mitigation of flooding would also be beneficial.

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 subject to the amendments set out in the resolution below at the conclusion of the application items.

Item 13: Erection of patio/barbecue area, raised planters, pergola to the rear of the building and fence to bin/log store in accordance with the amended plans received 3rd December 2019
Bramble Cottage, 41 Stratton Lane, East Stratton
Case number: 19/01772/FUL
(Audio recording)

This application was withdrawn.

Item 14: 1. Remove 17 No. selected trees (Cypress, Yew, Holly, Sycamore, Oak) marked with 'X' located in the area south side of the driveway.
2. Linear group of 12 No. trees (Cypress and Holly) located adjacent to the northern boundary with 'The French House'.
3. Evergreen Oak - Overall crown reduction by 2m.
Silkstede Priors, Shepherds Lane, Compton
Case number: 19/02175/TPO

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.

RESOLVED:

That the decisions taken on the Planning 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 7 (Whiteley Town Centre, Whiteley Way, Whiteley - Case number: 19/01194/FUL) 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 the inclusion of an additional condition on the inclusion of a Development Phasing Plan.

(ii) That in respect of item 8 (Shady Oaks Farm, Durley Brook Road, Durley - Case number: 19/02419/FUL) that permission be granted for the storage only of up to a maximum of 40 caravans/campervans and for no other purpose as an exception to policy MTRA4. There was an operational need for such storage in the countryside as there were no alternative sites in the vicinity and the application demonstrated unique circumstances as this was a low key storage facility with no loss of agricultural land. Its position would not be intrusive as the visual harm could be mitigated with conditions relating to a lighting plan and a robust landscape scheme with long term management.

(iii) That in respect of item 11 (Land To Rear Of 5 Hillside Kitnocks Hill Curdridge - Case number: 19/02468/FUL) permission be refused as the application site was in the countryside and to urbanise it as a garden would be to the detriment of the landscape character and appearance of the area.

(iv) That in respect of item 12 (Land To The East Of Sun Lane, Alresford - Case number: 17/01528/OUT) permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet subject to the Service Lead - Legal being given delegated authority to update or amend the Heads of Terms of the Section 106 Agreement including Clause 9 relating to the Service Delivery Management Plan to be amended to change the word "should" to "must" or wording of similar effect.

4. **PLANNING APPEALS**
(Report PDC1156 refers)

RESOLVED:

That the summary of appeal decisions received during July – September 2019 be noted.

The meeting commenced at 9.30am, adjourned between 13.15pm and 2.00pm and concluded at 3.15pm.

Chair