

PLANNING COMMITTEE

18 June 2020

Attendance:

Councillors:

Evans (Chair)

Clear
Gordon-Smith
Laming
McLean

Pearson
Read (except for Item 9)
Ruffell
Rutter

Other Members that addressed the meeting:

Councillors Hiscock, Lumby and Weston

Audio recording of the meeting

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

[Audio recording](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

All members were in attendance.

2. **DISCLOSURE OF INTERESTS**

No disclosures of interest were declared.

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

There was no action to report under this item.

4. **MINUTES**

RESOLVED:

That the minutes of the previous meetings held on 2 June 2020 and 3 June 2020 be approved and adopted.

5. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1162 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 PDC1162.

6. **PLANNING APPLICATIONS – WCC ITEMS 7 – 9, SDNP ITEM 11 AND WCC ITEMS 12 AND 13 AND UPDATE SHEET**

The committee considered the following items:

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

Item 7: SINGLE STOREY REAR EXTENSION, FIRST FLOOR REAR EXTENSION AND LOFT CONVERSION WITH DORMER (AMENDED PLANS).

19 Clausentum Road, Winchester, SO23 9QE.

Case number: 19/02861/HOU

The Service Lead - Built Environment referred Members to the Update Sheet which set out amendments to the wording of the 'Site Description' and the 'Impact on the character of the Conservation Area' sections of the report and listed the reasons for refusal of the previous application: 19/01274/HOU.

During public participation, Robert Kerr (applicant) spoke in support of the application and answered Members' questions thereon.

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

Item 8: Single storey rear extension. Remodelling of ground floor, first floor and loft (amended design and description).

30 Monks Road, Winchester, SO23 7EQ

Case number: 19/02844/HOU

During public participation, Richard Barkwill spoke in objection to the application and Ian Gallagher (applicant) spoke in support of the application and both answered Members' questions thereon.

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

In summary, Councillor Hiscock stated that he represented the views of Mr Barkwill and other residents in Monks Road who were opposed to the application. He considered that the primary concern was that there had already been an application agreed, although not yet built, for a much larger extension to a nearby property and suggested that similar extensions to increase the size of dwellings in this area would set a precedent and would

result in less smaller affordable homes which he deemed as being unsustainable.

At the conclusion of debate, following a full assessment of all the relevant material planning considerations, 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 informative that care be taken during the foundation construction to have regard to archaeology with any findings to be reported to the Council's Archaeologist for recording.

Item 9: Conversion of 2 no. existing Tennis Courts into 3 no. Padel Tennis Courts.

Winchester Lawn Tennis and Squash Club, Bereweek Road, Winchester, SO22 6AN

Case number: 19/02648/FUL

Due to technical issues, Councillor Read withdrew from the committee during consideration of this particular item and took no part in the vote thereon.

The Service Lead Built Environment referred Members to the Update Sheet which clarified that the club had around 90 parking spaces on site.

In addition, a verbal update was made at the meeting that correspondence had been received by a neighbour to ask why the club could not use the courts nearest to the clubhouse towards the north of the site, rather than the current location.

During public participation, Peter Chilvers spoke in objection to the application and Chris Herridge spoke in support of the application and answered Members' questions thereon.

In response to the verbal update received, Chris Herridge clarified that the proposed location was the club's preferred location for the padel courts as this minimised disruption to neighbouring properties and reduced the cost implications. To address the concerns raised, Chris Herridge confirmed that the lighting would be LED and would be positioned directionally downwards to alleviate concerns about light spillage.

In response to Members' questions regarding the impact of noise levels, the Council's Chartered Environmental Health Practitioner clarified that the acoustics were in respect of the background noise and the level of impact above background. A further comprehensive noise report was carried out and a balanced approach was taken. It was concluded that the noise from the padel tennis courts and officers were satisfied that the noise impact from the three tennis courts would generate the same noise, or less, than the existing two tennis courts. In addition, officers were also satisfied with the lighting following a comprehensive report and therefore it was confirmed that the only impact would be the extended hours.

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, the Update Sheet and the verbal update, subject to an amendment to Condition 3 to change the hours of use of the padel courts from 0800 hours to **2100** hours.

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

Item 11: (Retrospective) Erection of private recreational stable to be used in association with Hayden Barn Cottage.

Hayden Barn Cottage, Hayden Lane, Warnford, SO32 3LF

Case number: SDNP/20/00708/FUL

The Service Lead: Built Environment referred Members to the Update Sheet which stated that key colours on the presentation had been changed to enhance clearness and that one additional letter of objection had been received from Kim Boog on behalf of the Birds of Prey Hospital.

In addition, a verbal update was made at the meeting that an additional letter of objection had been received regarding landscaping levels in the location site.

During public participation, Jackie Ware and Councillor Mark Rogers (Warnford Parish Council) spoke in objection to the application and Dan Roycroft (agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Lumby highlighted the history of the area and location of the site in an area of outstanding natural beauty which is a route for tourists and cyclists. He referred to the pictures of the field before the retrospective work had been carried out and expressed strong concerns in respect of the already carried out work with a road in the meadow and the raised height of the field and the damage this has caused and made reference to an alternative site at the top of the hill which would reduce disturbance to The Hayloft.

In addition, Councillor Lumby also referred to concerns regarding the noise, lighting, smell and drainage issues and in conclusion stated that the proposed application failed to comply on a number of points and would warrant a site visit being carried out prior to further consideration.

The Service Lead: Built Environment drew Members' attention to several amendments to the conditions as set out in the report, should the Committee be minded to approve the application, this was as a result of the proposal being part retrospective and part relying on the relocation of the existing siting of the stable block to the proposed location. The changes to conditions were highlighted as follows: conditions 3 and 4 to be amended to align with the timeframe of condition 1, to read within one month of the grant of permission,

details be submitted in respect of the roof materials and staining of the timber for approval by the local planning authority; that condition 6 be amended to state that there should be no external lighting and that if this was required, details should be submitted for approval by the local planning authority prior to installation; condition 7 (biodiversity enhancement plan) to align with the reduced timeframe of the conditions amended above; and condition 9 (storage of the horse manure and the stable waste) to be implemented at the same time as the building was relocated.

At the conclusion of debate, the committee agreed to defer determination to a future meeting of the committee in order to allow for a pre-emptive site visit to view the proposal in the context of its location.

The Committee were reminded that, in accordance with the Council's Constitution, previous speakers would have the right to restate their comments when this application came back to committee for consideration.

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

Item 12: The proposed change of use from domestic garage to self contained holiday let on part of the site known as Pound Copse.
Pound Copse, Botley Road, Curdridge, SO32 2DQ
Case number: 19/02561/FUL

A verbal update was made at the meeting setting out an amendment to Condition 3 to read 'the tourist accommodation hereby permitted shall be for holiday accommodation only and shall be limited to any one occupier for a maximum of four weeks and no longer than three weeks two times a year with a break between each occupation or by the same occupier of four weeks. A register of the names of the occupier of the unit and their arrival and departure dates shall be kept by the developer and shall be produced to the local planning authority upon reasonable notice.'

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 subject to the amendment to Condition 3, as set out in the verbal update above.

Item 13: Update the existing farm and dilapidated outbuildings and change of use to equestrian use and a house fit for disability needs with a pool and gym required for rehabilitation purposes. Single storey extension to house. Convert dairy outbuilding to gym and changing areas for a new pool building adjacent to it. Replacement garage. Replacement pole barn. Remove existing feeding station and replace with safe fenced area. New stables in existing large barn and new manège in the adjacent field. Siting of temporary mobile home whilst these works are undertaken which is already on site.
Rose Cottage Farm, Church Road, Newtown, PO17 6LE
Case number: 19/02754/FUL

The Service Lead Built Environment referred Members to the Update Sheet which sets out: an additional comment received from Councillor Weston; comments received from Winchester City Council's Ecology Team which recognised the presence of at day roosts and included an appropriate mitigation strategy, stating that recommendations of the report should be conditioned together with a biodiversity enhancement plan; and two additional conditions and reasons to read as follows:

Additional Conditions:

No development shall take place above slab level until a biodiversity enhancement plan, setting out measures to improve the biodiversity of the area, shall be submitted to and approved in writing by the local planning authority. The measures shall be implemented in accordance with the approved details.

Reason: In order to achieve a net gain in biodiversity.

The swimming pool and gym facilities hereby approved shall be used only for purposes incidental to the use of the dwelling.

Reason: In the interests of the amenities of the locality.

During public participation, Aiden Barr and Fiona Adler and Councillor John Hyland (Soberton Parish Council) spoke in objection to the application and all answered Members' questions thereon.

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

In summary, Councillor Weston stated that several of the works proposed had already commenced on site. She expressed concern that there were no conditions on the type of fencing to be used on site, in the paddocks or visible areas of the site and referred to policy DM12 in respect of boundary treatments and considered that there was a need to have conditions on boundary treatments and any internal fencing.

Councillor Weston highlighted that the site was visible from various aspects, set in a prominent corner location on rising land with any changes having an impact on the community so suggested these should be in keeping with the rural aspects of the location. She questioned the enforceability of condition 6 and the need for a manège with the removal of commercial use and considered that there were already a significant number of existing equestrian commercial establishments in the area. In addition, Councillor Weston also made reference to noise, light and traffic generation, the need for mature tree planting, management of drainage issues and the removal of permitted development rights.

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 (including an appropriate mitigation strategy with the recommendation conditioned together with a biodiversity enhancement plan and two additional conditions, also set out in full above) and, subject to

additional wording to be added to condition 7 to state that, if external lighting was proposed, that prior to installation, lighting details be submitted in writing for approval to the Local Planning Authority.

RESOLVED:

That the decisions taken on the Planning Applications in relation to those applications outside and inside 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 8 (30 Monks Road, Winchester: Case number: 19/02844/HOU) following a full assessment of all the relevant material planning considerations, permission be granted for the reasons and subject to the conditions and informatives set out in the Report, subject to an additional informative that care be taken during the foundation construction to have regard to archaeology with any findings to be reported to the Council's Archaeologist for recording.
- (ii) That in respect of item 9 (Winchester Lawn Tennis and Squash Club, Bereweke Road, Winchester: Case number: 19/02648/FUL) permission be granted for the reasons and subject to the conditions and informatives set out in the Report, the Update Sheet and the verbal update, subject to an amendment to Condition 3 to change the hours of use of the padel courts from 0800 hours to 2100 hours.
- (iii) That in respect of item 11 (Hayden Barn Cottage, Hayden Lane, Warnford - Case number: SDNP/20/00708/FUL) determination of the application be deferred to a future meeting of the committee, in order to allow for a pre-emptive site visit to view the proposal in the context of its location.
- (iv) That in respect of item 12 (Pound Copse, Botley Road, Curdridge: Case number: 19/02561/FUL) permission be granted for the reasons and subject to the conditions and informatives set out in the Report, and subject to the amendment to Condition 3, as set out in the verbal update above.
- (v) That in respect of item 13 (Rose Cottage Farm, Church Road, Newtown: Case number: 19/02754/FUL) permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet (including an appropriate mitigation strategy with the recommendation conditioned together with a biodiversity enhancement plan and two additional conditions, also set out in full above) and, subject to additional wording to be added to condition 7 to state that, if external lighting was proposed, that

prior to installation, lighting details be submitted in writing for approval to the Local Planning Authority.

The virtual meeting commenced at 9.30am, adjourned between 12.34pm and 2pm and concluded at 5.05pm.

Chair