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PLANNING COMMITTEE

Thursday, 16 July 2020

Attendance:

Councillors
Evans (Chair)

Rutter
Clear
Gordon-Smith
Laming (except for items 9 & 10)

McLean
Read (except for item 8)
Ruffell

Other Members that addressed the meeting:

Councillor Bentote

Audio recording of the meeting

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

[Audio recording](#)

1. **DISCLOSURES OF INTERESTS**

No disclosures of interest were declared.

2. **MEMBERSHIP OF SUB-COMMITTEES ETC**

There was no action to report under this item.

3. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 18 June 2020 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 Report PDC1164.

5. **PLANNING APPLICATIONS (PDC1164) WCC ITEMS 7 & 8 AND SDNP ITEM 9**

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. **STABLES ON LAND AT CORNER OF FOREST ROAD AND LOWER CRABBICK LANE, DENMEAD (CASE NO: 20/00485/FUL)**

Item 7: Continued use of land as a dog exercise area (Class D2).
Stables on Land at Corner of Forest Road and Lower Crabbick Lane, Denmead
Case number: 20/00485/FUL

The Service Lead - Built Environment referred Members to the Update Sheet which set out additional wording to be included within the following sections of the report: Principle of Development section (page 19); Impact on character of area and neighbouring property section (page 20) and the Highways/Parking section (pages 20/21).

In addition, a verbal update was made which clarified that the proposal was a retrospective application for the commercial use of the site as a secure dog park.

During public participation, Councillor Kevin Andreoli (Denmead Parish Council) spoke in objection to the application and answered Members' questions thereon.

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

7. **LAND WEST OF GRAVEL HILL, SHIRRELL HEATH (CASE NO: 19/02736/FUL)**

Item 8: (Amended Plans and Description) Works to building, to include formation of new window and door openings and cladding to exterior, to facilitate approved Change of Use from B8 to C3 Use.
Land West of Gravel Hill, Shirrell Heath, Hampshire
Case number: 19/02736/FUL

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 set out an additional informative as follows: '8 Japanese Knotweed is a highly invasive non-native weed that has been reported on or near this site. It is capable of structural damage and its disturbance may cause it to spread which is an illegal offence noted within the Wildlife and Countryside Act 1981. The

applicant is recommended to produce a site survey for the presence of Japanese Knotweed prior to the commencement of development in order to prevent its spread'.

During public participation, James Cain spoke in objection to the application and Nick Billington (agent) spoke in support of the application and both answered Members' questions thereon.

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

In summary, Councillor Bentote stated that the site had always been unattractive and was a warehouse in a countryside location. Despite the developer's actions to adapt the site, it remained an urban building in a rural setting which he considered was contrary to policies MTRA 3 and MTRA 4. He stated that efforts had been made to get the developer to converse with planning, to no avail. He suggested that redevelopment of the site to provide up to five new residential dwellings would be reasonable and preferable in this countryside setting.

In conclusion, Councillor Bentote stated that the existing proposal was structurally out of keeping with the surrounding area and he expressed concerns regarding its close proximity and car parking issues and access in this rural location which he considered was unsuitable.

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 an additional informative in respect of the glazing and treatment to the windows, specifically the roof lights, to limit light spillage.

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

8. MORIS FARM, HURST LANE, OWSLEBURY, WINCHESTER (CASE NO: SDNP/20/01018/FUL)

Item 9: Erection of an equestrian barn and conversion of manège (part retrospective) (resubmission).

Moris Farm, Hurst Lane, Owslebury, Winchester, SO21 1JQ

Case number: SDNP/20/01018/FUL

Due to technical issues, Councillor Laming withdrew from the rest of the committee meeting during the consideration of this item.

The Service Lead - Built Environment referred Members to the Update Sheet which further clarified various matters set out in the report, confirmed distances to the nearest dwelling area, clarified points as set out in condition 2 and condition 7 of the report and referred to amended plans that had been made available on pages 81 and 82 of the report to show both northern and southern access and highlighted a wording error to page 65.

During public participation, John Chapman and Councillor Paul Phillips (Owslebury Parish Council) spoke in objection to the application and Alexandra Webb (agent) spoke in support of the application and all answered Members' questions thereon.

In response to questions from Members, Nick Culhane (Highways Consultant in attendance to support the applicant) clarified concerns regarding the accesses following the highway authority assessment. Mr Culhane confirmed that the site benefited from two accesses and that each site had its own access which was a lawful access that served a lawful equestrian use.

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.

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 (Land West of Gravel Hill, Shirrell Heath: Case number: 19/02736/FUL), permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet, subject to an additional informative in respect of the glazing and treatment to the windows, specifically the roof lights, to limit light spillage.

9. **PLANNING APPEALS**
(PDC1165)

In response to questions raised by the committee, the Service Lead – Built Environment clarified that further information would be provided to Members' in respect of the Inspector's decision regarding items 4 and 6 set out in the report (Land off Solent Way, Whiteley)

RESOLVED:

That the summary of appeal decisions received during January 2020 to March 2020 be noted.

The virtual meeting commenced at 9.30 am and concluded at 12.35 pm.

Chair