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PLANNING COMMITTEE

Tuesday, 20 July 2021

Attendance:

Councillors:

Rutter (Vice-Chairperson in the Chair)

Bentote
Edwards
Laming

Pearson
Read (except for items 13 & 14)
Westwood

Other Members that addressed the meeting:

Councillors Cutler (Deputy Leader and Cabinet Member for Finance and Service Quality), Godfrey, Warwick and Williams.

[Full audio recording and video recording](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies for absence were received from the Chair, Councillor Evans and from Councillor Ruffell, with Councillor McLean attending as standing deputy member.

2. **APPOINTMENT OF VICE-CHAIRPERSON FOR THE MEETING**

RESOLVED:

That Councillor Laming be appointed as Vice-Chairperson for the meeting

3. **DISCLOSURES OF INTERESTS**

Councillor Pearson declared a personal (but not prejudicial) interest in respect of item 8 (Fir Cottage, Well Lane, Swanmore – case number SDNP/21/00638/HOUS) due to his role as a Ward Member and that one of the objectors was known to him. However, he stated he had taken no part in discussions regarding the application, therefore he took part in the consideration of this item and voted thereon.

Councillor McLean declared a personal (but not prejudicial) interest in respect of item 9 (Esso, Winchester Road, Bishops Waltham – case number 20/02334/FUL) as a trustee of the North Pond Conservation Group. However, he stated he had taken no part in discussions regarding the application, therefore he took part in the consideration of this item and voted thereon.

Councillor Laming declared a personal (but not prejudicial) interest in respect of item 12 (Jaspers, 4 Farley Close, Oliver's Battery – case number 20/00674/HOU) due to his role as a Ward Member. He took part in the discussion and vote thereon.

For transparency, the Public Law Manager commented that at the previous meeting Councillors Pearson and Bentote had declared a personal (but not prejudicial) interest in respect of an item in Bishops Waltham as they were acquainted with the Parish Council representative and suggested that as the same representative was due to speak in relation to item 9 (Esso, Winchester Road, Bishops Waltham – case number 20/02334/FUL) at this meeting, that a similar declaration be recorded in respect of that item. Both Councillors were in agreement.

4. **MEMBERSHIP OF SUB-COMMITTEES**

There was no action to report under this item.

5. **MINUTES**

The Chair agreed to accept this matter as a late item onto the agenda as a matter requiring consideration.

RESOLVED:

That the minutes of the previous meeting held on 30 June 2021 be approved and adopted.

6. **WHERE APPROPRIATE, TO ACCEPT THE UPDATE SHEET AS AN ADDENDUM TO THE REPORT**
(Update Sheet)

The committee agreed to receive the Update Sheet as an addendum to Report PDC1186.

7. **PLANNING APPLICATIONS (WCC ITEM 7, SDNP ITEM 8 AND WCC ITEMS 9 AND 11 TO 14) (PDC1186 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:

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

8. **THE OLD PIGGERY, FIRGROVE LANE, NORTH BOARHUNT, HAMPSHIRE (CASE NUMBER: 21/00399/FUL)**

Proposal Description Item 7: Continued use of land for the stationing of residential caravans.

The application was introduced. Members were referred to the Update Sheet which stated that additional and amended information had been submitted since the report was published including; an amended location and site plan, a Planning, Design and Access statement, confirmation from the applicant regarding the gypsy/traveller status of the occupants of two parts of the site and a European Sites Checklist.

In addition, a revised layout plan and information relating to improvements that would be made to the facilities and layout of the site, if permitted, were also submitted on 16 July 2021. However, these could not be taken into consideration at the meeting because they showed significant differences compared to the plans provided previously in support of the application, and would necessitate re-publicity of the proposals. Therefore this plan was not included in the presentation

During public participation, Councillor Tiggy Ayoub (Boarhunt Parish Council) spoke in objection to the application and Robert Tutton (agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Cutler stated that he agreed with the officer's recommendation to refuse the application and supported the comments made by the Parish Council. He considered that the proposal did not accord with local planning policies and as set out the context of the village of North Boarhunt. He considered the submission of information at this late stage was not relevant.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to refuse permission for the reasons and subject to the informatives set out in the report and the Update Sheet.

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

9. **FIR COTTAGE, WELL LANE, SWANMORE, SO32 2QU**
(CASE NUMBER: SDNP/21/00638/HOUS)

Proposal Description Item 8: Amended Plans – Single storey side extension to east elevation. Conversion and extension of existing attached outbuildings on north elevation to create new annexe for elderly relative. New bay window to front elevation. Loft conversion with addition of rear dormer window. Alterations to gravel driveway. New garden room at rear of residential garden.

The application was introduced. Members were referred to the Update Sheet which stated that the application had been re-advertised and consultees notified. Four objections had been received to the re-advertisement of the application. Figures had been requested stating that the proposal was extending the property by 81%. However, this did not include the existing garage but did include the proposed new garden room.

During public participation, Terry Stevens spoke in objection to the application and David Chesters (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 grant permission for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet.

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

10. **ESSO, WINCHESTER ROAD, BISHOPS WALTHAM, SO32 1BA**
(CASE NUMBER: 20/02334/FUL)

Proposal Description Item 9: Change of use of Petrol Filling Station (Sui Generis) to Hand Car Wash (Sui Generis) and associated works including drainage and relaying of a concrete yard (Retrospective).

The application was introduced. During public participation, John Williams and Councillor Josephine Wood (Bishops Waltham 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 subject to the following: an additional condition requiring details of appropriate boundary treatments of the site, including to the entrance and exit of the premises, to be submitted to the Local Planning Authority for approval; and additional informatives in relation to joining the responsible car wash scheme and signage. The exact wording to be delegated to the Corporate Head of Regulatory, in agreement with the Chair.

11. **LAND SOUTH OF SCHOOL LANE, DENMEAD, PO7 6LU**
(CASE NUMBER: 21/00465/OUT)

Proposal Description Item 11: Outline application for 5 self build dwellings.

The application was introduced. Members were referred to the Update Sheet which stated that the applicant had submitted additional information regarding group, self and custom build projects. The Corporate Head of Regulatory, in response to member questions, explained that Government was supportive of custom/self-build, as a form of housing, and the council had responsibilities to accommodate this type of residential development. However, this did not in itself change the material planning merits of the scheme and would not justify giving permission contrary to planning policy in this case.

During public participation, Councillor Paula Langford-Smith (Denmead Parish Council) spoke in objection to the application and Amy Hopkins (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 set out in the report and the Update Sheet.

12. **JASPERS, 4 FARLEY CLOSE, OLIVERS BATTERY, SO22 4JH**
(CASE NUMBER: 21/00674/HOU)

Proposal Description Item 12: Proposed two single storey side extensions.

The application was introduced. Members were referred to the Update Sheet which set out two typographical errors to the Highways and Parking section, on page 107 of the report.

During public participation, Celia Palmer and Councillor Brian Mitchener (Oliver's Battery Parish Council) spoke in objection to the application and Janet Dade (applicant) spoke in support of the application and answered Members' questions thereon.

During public participation, Councillors Williams and Warwick spoke on this item as Ward Members.

In summary, Councillor Williams stated that that the proposal would set a precedent by changing the character and appearance of the area and would result in a negative impact on parking in the area due to the size of the Close.

In summary, Councillor Warwick stated that the proposals would have a detrimental impact on neighbouring properties and was contrary to the Village Design Statement guidelines, the National Planning Policy Framework and policies CP13 and DM15.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to defer determination of the application 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 setting and to fully understand its impact on the surrounding area.

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.

13. **12 ASHBURTON PLACE, 15 CHILBOLTON AVENUE, WINCHESTER, SO22 5HB**
(CASE NUMBER : 21/00745/HOU)

Proposal Description Item 13: Proposed single storey extension.

The application was introduced. During public participation, Will Howard 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

14. **THE PINES, 71 DOWNS ROAD, SOUTH WONSTON, SO21 3EW**
(CASE NUMBER: 21/01152/FUL)

Proposal Description Item 14: Removal of condition 2 of planning permission 17/02408/FUL to allow for alterations to the approved scheme. Date of Decision: 16/01/2018.

The application was introduced. During public participation, Grant Johnstone spoke in objection to the application and Ben Kelly (agent) spoke in support of the application and answered Members' questions thereon.

In response to Member's questions, the agent clarified that he would be willing to accept full obscure glazing to the gable end windows of plots A and C by amendment to condition if the committee considered this a requirement of granting permission.

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

In summary, Councillor Godfrey stated that the application would impact on the character of the area and result in a loss of privacy for neighbouring properties in

Wrights Way. If minded to approve the application, he suggested that improvements be made to condition 8 to protect the privacy of neighbouring residents.

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 that subject to checking on any requirements from building control, condition 8 be amended to require the gable windows in Plots A and C to be fully glazed with obscure glass, to achieve an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, with only the top light of these windows to be openable and the lower light non-openable, unless otherwise agreed in writing by the local planning authority. The exact wording to be delegated to the Corporate Head of Regulatory, in agreement with the Chair.

The meeting commenced at 9.30am, adjourned between 12.40pm and 2.00pm and concluded at 4.45pm.

Chair

1.

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