

# Public Document Pack

## PLANNING COMMITTEE

Wednesday, 1 September 2021

Attendance:

Councillors  
Evans (Chairperson)

Bentote  
Edwards  
Laming  
Pearson

Read  
Ruffell  
Westwood

Other Members that addressed the meeting:

Councillors Lumby and Power

Other Members that did not address the meeting:

Councillor McLean

[Full audio recording and video recording](#)

---

### 1. APOLOGIES AND DEPUTY MEMBERS

Apologies for absence were received from Councillor Rutter, with Councillor Weir 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

There were no disclosure of interests made at the meeting.

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 PDC1190.

5. **PLANNING APPLICATIONS (SDNP ITEM 5 AND WCC ITEMS 6 AND 7) (PDC1190 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 inside the area of the South Downs National Park (SDNP):**

6. **HAYDEN BARN COTTAGE, HAYDEN LANE, WARNFORD, SO32 3LF (CASE NUMBER: SDNP/21/02821/FUL)**

Proposal Description: Item 5: Part retrospective planning permission for the change of use of land from agriculture to equestrian, and the erection of a private recreational 3-door stable, to be used in association with the dwellinghouse of 'Hayden Barn Cottage'.

The application was introduced. Members were referred to the Update Sheet which set out that an objection was received from Jackie Ware (The Hayloft), a borehole services report had been submitted from Jackie Ware and a further written representation providing neutral comments and photographic evidence had been received from the former owner of Hayden Barn Cottage. None of these raised any new material which was not already covered in the report. In addition, a copy of the appeal decision from the previous application was also included.

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 in objection to the application as Ward Member.

In summary, Councillor Lumby raised concerns regarding the report and the previous reasons for refusal which he considered were not set out fully for the inspector's attention. In addition, he stated that he believed that the application was still contrary to the South Downs National Park policies SD24 (a), (d) and (g) and made reference to further concerns in relation to land levels, drainage and waste management.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to refuse permission for the following reasons: the change of use of this land to equestrian use will affect the water quality by pollution to ground water, surface water run-off and watercourse corridor features, contrary to policy SD17 of the South Downs National Park (SDNP) plan.

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

7. **THE GEM, BARNETTS WOOD LANE, BIGHTON, ALRESFORD**  
**(CASE NUMBER: 20/02826/FUL)**

Proposal Description: Item 6: To build a single dwelling. 4 Bedroom Chalet Bungalow with garden double garage and hardstanding parking for a further two cars

The application was introduced. During public participation, Councillor Power spoke in objection to the application as Ward Member and also addressed the committee on behalf of Bighton Parish Council and answered Members' questions thereon.

In summary, Councillor Power advised that both she and Bighton Parish Council considered the application to be overdevelopment of the site.

In addition, Councillor Power made reference to the previous history of the site and questioned the location of the septic tank at the proposal, therefore she urged the committee to support the officer's recommendation and refuse the application.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to refuse permission for the reasons and subject to the conditions and informatives set out in the Report.

8. **MOUNT PLEASANT, 119 DOWNS ROAD, SOUTH WONSTON,**  
**WINCHESTER, SO21 3EH**  
**(CASE NUMBER: 21/01692/HOU)**

Proposal Description: Item 7: Demolish existing side extension and construct new side extension. Internal alterations to existing house. Demolish existing garage and build new annexe and connecting corridor to house

The application was introduced. 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.

9. **CONFIRMATION OF TREE PRESERVATION ORDER 2298 - LAND AT BIGGS COPSE, BOTLEY ROAD, SHEDFIELD (PDC1188)**

The application was introduced. During public participation, Councillor Francesca Byrne (Shedfield Parish Council), Jo Harvey and Peter Milla (Shedfield Village Tree Warden) spoke in support of the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2298 be confirmed with modifications as set out in the report.

The meeting commenced at 9.30 am and concluded at 12.25 pm

Chair