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PLANNING COMMITTEE

Wednesday, 29 September 2021

Attendance:

Councillors
Evans (Chairperson)

Rutter
Bentote
Edwards

Laming
Read
Westwood

Apologies for Absence:

Councillors Pearson and Ruffell

Deputy Members:

Councillor Cunningham (as deputy for Councillor Pearson) and McLean (as deputy for Councillor Ruffell)

[Audio and video recording of this meeting](#)

1. **DISCLOSURES OF INTERESTS**

There were no disclosure of interests made at the meeting.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held on 1 September 2021 be approved and adopted.

3. **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 PDC1192.

4. **PLANNING APPLICATIONS (WCC ITEMS 6 - 9) (PDC1192 AND UPDATE SHEET REFERS)**

A copy of each planning application decision was available to view on the council's website under the respective planning application.

The committee considered the following items:

5. **THE OLD BARN, JHANSI FARM, CLEWERS LANE, WALTHAM CHASE, SOUTHAMPTON, SO32 2LP (21/00696/FUL)**

Proposal Description: Demolition of existing barn and erection of 7 no. Dwellings, vehicular and pedestrian access, servicing and landscaping.

The application was introduced. Members were referred to the update sheet which stated that further comments had been received from the Highways Authority regarding trip rates and that subject to a condition concerning a construction method statement, the Highways Authority had no objection to the proposal.

During public participation, Alfie Goss (Agent) spoke in support of the application and Councillor Margaret Jones, Shedfield Parish Council spoke against the application and answered members' questions.

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 within the update sheet. In addition, the committee agreed to the following condition:

That no development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work.
- (b) The provision of long-term facilities for contractor parking.
- (c) The arrangements for deliveries associated with all construction works.
- (d) Methods and phasing of construction works.
- (e) Access and egress for plant and machinery.
- (f) Protection of pedestrian routes during construction.
- (g) Location of temporary site buildings, compounds, construction material and plant storage areas.

Demolition and construction work shall only take place in accordance with the approved method statement.

Plan references to be included in condition 2

- 115-100 rev.P4 – Plot 1 plans and elevations
- 115-101 rev.P4 – Plots 2 & 3 plans and elevations
- 115-102 rev.P5 – Plot 4 plans and elevations
- 115-103 rev.P4 – Plot 5 plans and elevations
- 115-104 rev.P4 – Plots 6 & 7 plans and elevations
- 115-003 rev.P6 – Site layout.

6. **5 BOYNE RISE, KINGS WORTHY, SO23 7RE (21/00614/FUL)**

Proposal Description: Demolition of existing dwelling and erection of 4 no. 3-bedroom semi-detached dwellings.

Councillor Rutter advised that this application was within her ward but that she had not predetermined her view on the proposal, nor had she discussed the details of it with others.

The application was introduced. Members were referred to the update sheet which advised the committee that the application had received 23 letters of objection, from 18 different households. It also updated members regarding the proposed removal of permitted development rights.

During public participation, Terry Foley spoke in objection to the application, Caroline Gould (Agent) spoke in support of the application and Councillor Cossburn, Kings Worthy Parish Council spoke against the application and answered members' questions.

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 informatves set out in the report. In addition, the committee agreed to the removal of permitted development rights as described below:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Classes A, B, C, and D of Part 1 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

7. **KINGS SCHOOL HOUSE, SARUM ROAD, WINCHESTER, SO22 5HA (21/01382/FUL)**

Proposal Description: Amendment of condition 2 (plans condition) on application 17/00798/FUL, and subsequent material amendments made in application 18/01768/FUL, to change the approved landscaping plan. The new landscaping plans reference proposed would be SAR-UBU-XX-XX-DR-L-0300.

The application was introduced, and members were referred to the update sheet which advised the committee of an error within the description of development. Officers clarified that the correct proposal description should refer to "material amendments".

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, informatives and the change to the deed of variation of the legal agreement for affordable housing as set out in the report and the update sheet.

8. **21 ASHLING PARK ROAD, DENMEAD, PO7 6EH (21/00163/FUL)**

Proposal Description: Construction of one dwelling adjacent to 21 Ashling Park Road and provision of parking for the new and the existing property at 21 Ashling Park Road (amended description).

The application was introduced. During public participation, Ian Donohue (Agent) spoke in support of the application and answered members' questions.

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 subject to an additional condition that the existing hedge should be retained but if it died, was damaged or removed then it is replaced. The exact wording to be delegated to the Service Lead for the Built Environment, in agreement with the Chairperson.

9. **FAIRGONE, BLACK HORSE LANE, SHEDFIELD, SO32 2HT (20/02165/FUL)**

Proposal Description: Retrospective planning application for raised terracing as site is on sloping land as was not shown on original planning application & client has moved the garage from its original position as shown in original application (retrospective).

The application was introduced. Members were referred to the update sheet which stated that the description of development had changed to read: 'Retrospective application for raised terrace and relocation of garage.'

During public participation, Alexandra Webb spoke in objection to the application and answered members' questions. The committee proceeded to ask questions and debate the application.

RESOLVED

The committee agreed to defer the determination of the application to a future meeting of the committee 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 was 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 the committee for consideration.

10. **16 COLD HARBOUR CLOSE, WICKHAM, PO17 5PT (21/01836/HOU)**

Proposal Description: First floor rear extension (resubmission of 20/02156/HOU).

The application was introduced. Members were referred to the update sheet which advised of an update to condition 3 (drawings) and that an amended sectional drawing had been replaced. The update sheet confirmed the following plans had been received: -

- Location & Block Plan dated 29 October 2020 (received 26 July 2021)
- Proposed Elevations received 26 July 2021
- Proposed Section (amended) received 27 September 2021

During public participation, John Farrow spoke in objection to the application, and Councillor Loraine Rappe, Wickham Parish Council spoke against the application and answered members' questions.

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.

11. **CONFIRMATION OF TREE PRESERVATION ORDER 2299 - LAND AT THE OLD COURT HOUSE, MAIN ROAD HURSLEY AND LAND AT 84 MAIN ROAD, HURSLEY, SO21 2JY (PDC1187)**
(PDC1187)

The report was introduced, and officers answered members' questions. The committee proceeded to ask questions and debate the application.

RESOLVED:

That Tree Preservation Order 2299 be confirmed as set out in the report.

The meeting commenced at 9.30 am and concluded at 4.10 pm

Chairperson