

PLANNING COMMITTEE

Thursday, 18 October 2018

Attendance:

Councillors
Ruffell (Chairman)

Read
Clear
Cunningham

Evans
McLean
Rutter (except for Items 16 and 17)

Deputy Members:

Councillor Laming (as deputy for Izard)

Others in attendance who addressed the meeting:

Councillors Horrill (Leader), Cutler, Learney and Warwick

Others in attendance who did not address the meeting:

Councillor Brook (Portfolio Holder for Built Environment)

Apologies for Absence:

Councillors Izard

1. **DISCLOSURES OF INTERESTS**

Councillor Ruffell made a personal statement in respect of Item 7 (Land adjacent to Appletree Cottage, Chilcomb) to the effect that he is a Ward Member for Upper Meon Valley.

Councillor Evans made a personal statement in respect of item 15 (The Piggery, Firgrove Lane, Boarhunt) that she had raised objection to the draft Gypsy and Traveller Development Plan Document (DPD) due to seven of the 15 allocated sites being located within the Southwick and Wickham Ward. However, she had raised no comment about this particular application and took part in the discussion and vote thereon.

At the invitation of the Head of Development Management, the Committee had visited the site relating to Item 12 on 16 October 2018, to assist them in assessing the proposal in relation to its setting. The site visit was attended by Members present on the Committee with the exception of Councillors Evans, McLean and Ruffell. Councillors Maclean and Ruffell had separately visited the

site and Cllr Evans said that she would listen to the presentation and decide whether she had sufficient information on which to reach a decision.

2. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 20 September 2018 and the minutes of the Planning (Viewing) Sub Committee held on 9 October 2018, be approved and adopted.

3. **PLANNING APPLICATIONS (PDC1117)**

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 PDC1117.

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

4. **LAND ADJACENT TO APPLETREE COTTAGE, CHILCOMB, WINCHESTER**
CASE NO: SDNP/18/04041/FUL

Item 7: Revised application for the erection of one dwelling (Amended Plans 14/09/2018)

Land adjacent to Appletree Cottage, Chilcomb, Winchester.

Case number: SDNP/18/04041/FUL

The Head of Development Management referred Members to the Update Sheet which set out a further seven letters of objection that had been received in relation to the revised plans.

In addition, a verbal update was provided to note that there had been a reduction in the size of the first floor accommodation by one metre.

During public participation, Piers Sherlock spoke in objection to the application and Harry Dhand (applicant) and Stephen Hurrell (architect) spoke in support of the application and answered Members' questions thereon.

In response to questions from Members, the Historic Environment Team Leader clarified that the key point to be considered was that this application had been re-orientated and its built form differed vastly to the appealed scheme. The proposed scheme had now overcome the previous concerns in relation to scale, built form and materials and was now considered to be of no material harm to the listed building as a result.

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 Update Sheet.

5. **FORGE COTTAGE, WEST STREET, HAMBLEDON, WATERLOOVILLE**
CASE NO: SDNP/18/01459/FUL

Item 8: Proposed two new 2 bed semi-detached cottages.
Forge Cottage, West Street, Hambledon, Winchester
Case number: SDNP/18/01459/FUL

In response to questions from Members, the Highways Engineer clarified that a speed survey had been undertaken and officers were content that the visibility could be provided in accordance with those speed limits currently set.

During public participation, David Long and Tony Higham (Hambledon Parish Council) spoke in objection to the application and Jack Warshaw spoke in support of 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 conditions and informatives set out in the Report.

6. **BARRS FARM, HIGH STREET, SOBERTON**
CASE NO: SDNP/18/04226/HOUS

Item 9: Erection of replacement stable building and alterations to adjoining ground levels (Revised application)
Barrs Farm, High Street, Soberton, SO32 3PN
Case number: SDNP/18/04226/HOUS

The Head of Development Management referred Members to the Update Sheet which set out details of an alternative planting scheme that had been received.

During public participation, Mr Patrick spoke in objection to the application and Jeanette Hopkins (applicant) spoke in support of 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 conditions and informatives set out in the Report, subject to securing suitable planting by condition and as set out in the Update Sheet.

7. **TEMPUS HOUSE, PETERSFIELD ROAD, HINTON AMPNER, ALRESFORD**
CASE NO: SDNP/18/02995/CND

Item 10: Removal of condition 4 of approved permission W105401/04LB
Tempus House, Petersfield Road, Hinton Ampner, Alresford
Case number: SDNP/18/02995/CND

During public participation, Caroline Young (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 conditions set out in the Report

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

8. **LAND NORTH OF VALE FARM, ENMILL LANE, PITT, WINCHESTER**
CASE NO: 18/01082/FUL

Item 12: Erection of an agricultural building for free range egg production and associated feed bins and hardstanding areas
Land north of Vale Farm, Enmill Lane, Pitt, Winchester
Case number: 18/01082/FUL

The Head of Development Management referred Members to the Update Sheet which set out the following: A supplementary consultation response from the Head of Environmental Health with a recommended condition which would replace Condition 9 with an expanded reason to include all sensitive receptors; It was also pointed out that 'Arquiva' had been removed from the site address to avoid confusion with the company of that name which was not connected to the proposal and the site address had been amended to read 'Land North of Vale Farm, Enmill Lane, Pitt.

In addition, a verbal update was provided as follows:

That a final response had been received from Natural England stating that consideration of plans and projects within 5km to assess the 'in combination effect' was reasonable and plans and projects could include the anaerobic digester (although it was pointed out that in a previous consultation response Natural England had stated that the anaerobic digester would not have an impact on Crab Wood SSSI and this was read out to Members), the manure should be stored in line with best practice and covered and the manure heap to the north of Sarum Road should be moved further south, and the woodland buffer is welcomed.

In addition, the officer proposed an amendment to Condition 5 to require planting to be carried out prior to commencement of use and an amendment to Condition 5 to remove the wording 'the northern end of' and drew Member's attention to the wording; in the section of the report relating to residential amenity where the reference should be to Condition 9 not Condition 10; and finally, it was reported that an additional email had been received from an objector relating to the manure storage and the impact of the emissions on human health.

In response to questions from Members, the Environmental Protection Officer clarified that in relation to the storage of manure, there were four sites located. It was likely that only one store would be used at any one time. These stores would be used by rotation one year at a time, ensuring that there was at least a two year gap period prior to return.

During public participation, Mary Hill (Crabwood Action Group), Sue Wood (Sparsholt Parish Council) and David Killeen (Hursley Parish Council) spoke in objection to the application and Sam Burge spoke in support of the application and all answered Members' questions thereon.

During public participation, Councillor Warwick spoke on this item as Ward Member. Councillor Horrill also spoke on this item as Ward Member for the contiguous ward of Wonston and Micheldever.

In summary, Councillor Horrill stated that she was representing the residents of Sparsholt Village on this complex and technical application and considered that, if the Committee was minded to approve the application, it should be sufficiently assured that the interpretation of the extensive data was reasonable.

Councillor Horrill questioned why a development should be agreed when situated alongside the heavily utilised Clarendon Way? She suggested that the building was likely to result in a danger to public health with increased pollution, dust, ammonia and vermin at the nearby Pisenet camping site and along the ancient woodland, which indicted that the proposal was contrary to National Planning Policy Framework (NPPF). Councillor Horrill considered animal welfare to be a concern with 32,000 chickens on site where levels of welfare could not be assured. She referred to the additional vehicle movements created by the development along Woodman Lane, Sparsholt, Pitt and Sarum Road which were already used as 'rat runs' during peak hours.

In conclusion, Councillor Horrill stated that it was the residents that would have to live with the consequences if the application was approval and urged the Committee to consider that, if they had any doubt, to refuse the application.

In summary, Councillor Warwick stated that this was a unique application on the boundary of two parishes, Sparsholt and Hursley, and that care needed to be taken in the consideration of this application. She stated that the Clarendon Way trail was one of Winchester's important cultural assets that needed to be protected and that a robust plan was required for the levels of manure to avoid any environmental damage.

Councillor Warwick suggested that options to relocate the proposal to a less sensitive part of the site away from the SSSI should be investigated further to ensure that ammonia levels were kept as far away as possible to minimise the impact. She stated that no survey had been carried out on Crabwood since 2009 and that objections had been raised by several organisations including the Wildlife Trust who considered that the application could cause potential damage to Crabwood.

In conclusion, Councillor Warwick stated that the proposed development was sited in a sensitive location which did not respect, protect or enhance the community asset along Clarendon Way, but increased pollution, odour and light pollution, contrary to Policy DM19 and urged the Committee to request the applicant to consider an alternative environmentally sustainable position for this application.

In response to the concerns raised by Councillor Warwick, the applicant clarified that other on site locations had been considered. However, these failed to meet the requirements in order to make the site free range, whereby a 40 acre ranging area for birds was to be provided and the need to ensure an adequate power and water supply to the building.

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, Update Sheet and the verbal updates given at the meeting, as set out above; subject to an amendment to Condition 9 to clarify the reasons for the condition in relation to the manure storage plan; and the requirement for landscaping to be in place prior to commencement on site.

9. **CHINGRI KHAL, SLEEPERS HILL, WINCHESTER**
CASE NO: 18/01269/FUL

Item 13: The provision of 6 houses and associated works (4 semi-detached and 2 detached units) following planning permission 16/01490/FUL and 17/02457/FUL.

Chingri Khal, Sleepers Hill, Winchester

Case number: 18/01269/FUL

During public participation, Jeannie Berridge spoke in objection to the application and David Milligan spoke in support of 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 conditions and informatives set out in the Report.

10. **THE CORNER HOUSE, 15 BEREWEEKE CLOSE. WINCHESTER**
CASE NO: 18/01432/FUL

Item 14: Revisions to the new dwelling permitted by Appeal ref. APP/L1765/W/18/3193896 to include a basement storey, light wells and access. The Corner House, 15 Bereweeke Close, Winchester, SO22 6AR
Case number: 18/01432/FUL

During public participation, Mr and Mrs Dickens spoke in objection to the application and Chris Carter (agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Learney stated that having refused the previous proposal which refusal was overturned on appeal, the application today was a considerably different proposal and was an expansion on the original turned down by the Committee. She was of the opinion that the current application was a four or five bedroomed dwelling labelled as a three bed, with the basement large enough on its own to accommodate four people. Councillor Learney referred to Policy CP2 (housing mix) which encouraged two to three bed dwellings; not four to five beds and as such she considered that there was no reason to make this site an exception.

In conclusion, Councillor Learney stated that the application also failed to deliver an affordable housing contribution, to provide adequate parking or amenity

space and she urged the Committee to support the concerns of residents and refuse this application.

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 an additional condition for the removal of Permitted Development Rights.

11. **7 THE OLD PIGGERY, FIRGROVE LANE, NORTH BOARHUNT, FAREHAM**
CASE NO: 18/01691/FUL

Item 15: Continued siting of 4 no. residential gypsy caravans without complying with Condition 3 of planning permission ref. 11/01875/FUL.

7 The Old Piggery, Firgrove Lane, North Boarhunt, Fareham

Case number: 18/01691/FUL

A verbal update was provided setting out additional wording to the last paragraph of the 'Impact on character of area and neighbouring property' section of the Report to read '.....`it is not considered that the units have an adverse impact on the character and appearance of the area`'.

In response to question from Members, the Head of Strategic Planning clarified the four pitches proposed to be permitted were included as an allocation as part of the Gypsy and Traveller Development Plan Document (DPD) to ensure the Council was fulfilling its requirements to meet the needs of the Gypsy and Traveller community.

During public participation, Geoffrey Wright (Boarhunt Parish Council) spoke in objection to the application and Joe Cunnane (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 Boarhunt was a small rural village which had a disproportionate level of caravan pitches. There had been a long standing history of travelling show people which had never been a problem. However, Councillor Cutler advised that he had received more complaints about this particular site than any other site in his ward. There were illegally sited caravans on site (26 vans as at May 2017) and advice given was that enforcement action would not proceed until formal adoption of the Gypsy and Traveller DPD was in place. In conclusion, Councillor Cutler suggested that the decision on this application be deferred to align with the completion of the DPD.

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: full landscaping plan to be submitted to the Council within 6 months of the decision for approval with planting to be carried out by the next planting season; and a review of Condition 6 to ensure parking to be used for the parking of HGV's only, with the precise wording delegated to the Head of Development Management in consultation with the Chairman.

12. **2 HAZELDENE, PARSONAGE LANE, DURLEY, SOUTHAMPTON**
CASE NO: 18/01086/FUL

Item 16: Change of use from C3 (Dwellinghouse) to a mixed use of C3 (Dwellinghouse) and Sui Generis, for the breeding of dogs.
2 Hazeldene, Parsonage Lane, Durley, Southampton
Case number: 18/01086/FUL

During public participation, Mr and Mrs Mucci spoke in objection to the application and Ian Donohue (agent) spoke in support of 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 conditions and informatives set out in the Report

13. **TIGGERS POND, CHURCH ROAD, NEWTOWN, FAREHAM**
CASE NO: 18/01839/HOU

Item 17: Proposed ground floor extension and proposed first floor extension over existing bungalow
Tiggers Pond, Church Road, Newtown, Fareham
Case number: 18/01839/HOU

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.

RESOLVED:

1. That the decisions taken on the Development Control Applications in relation to those applications inside and outside 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 9, permission be granted for the reasons and subject to the conditions and informatives set out in the Report, subject to securing suitable planting by condition and as set out in the Update Sheet;

(ii) That in respect of item 12, permission be granted for the reasons and subject to the conditions and informatives set out in the Report, the Update Sheet and the verbal updates given at the meeting, as set out above; subject to an amendment to Condition 9 to clarify the reasons for the condition in relation to the manure storage plan; and the requirement for landscaping to be in place prior to commencement on site;

(iii) That in respect of item 14, permission be granted for the reasons and subject to the conditions and informatives set out in the Report and, subject to an additional condition for the removal of Permitted Development Rights; and

(iv) That in respect of item 15, permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet, subject to: full landscaping plan to be submitted to the Council within 6 months of the decision for approval with planting to be carried out by the next planting season; and a review of Condition 6 to ensure parking to be used for the parking of HGV's only, with the precise wording delegated to the Head of Development Management in consultation with the Chairman.

The meeting commenced at 9.30am, adjourned between 12.20pm and 2.00pm and between 5.00pm and 5.25pm and concluded at 7.10pm.

Chairman