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PLANNING COMMITTEE

Wednesday, 12 June 2024

Attendance:

Councillors
Rutter (Chairperson)

Achwal V
Clear
Cunningham
Laming

Langford-Smith
Small
White
Williams

[Full recording of the meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

No apologies were received for the meeting.

2. **DISCLOSURES OF INTERESTS**

No disclosures were made at this meeting.

3. **MINUTES OF THE PREVIOUS MEETING**

RESOLVED:

That the minutes of the previous meeting held on 23 May 2024 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 the report.

5. **PLANNING APPLICATIONS (WCC ITEMS 6-9) (REPORT 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:

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

6. **ARNEWOOD HOUSE, BOYES LANE, COLDEN COMMON, WINCHESTER, SO21 1TA (CASE NUMBER: 23/02585/FUL)**

Proposal Description: Item 6: Demolition of exiting building and menage and replacement with a self-build dwelling (Use Class C3), garaging, landscape, biodiversity enhancements and associated works; Package Treatment Plant

The application was introduced. Members were referred to the Update Sheet which set out in full points to note in relation to the applicant and relevant legislation (Housing and Planning Act 2016).

The Chairperson announced that representatives of Colden Common Parish Council who had raised objection to the application were unable to attend the meeting and referred the committee to their objection as set out in the report.

During public participation, Adam Clark (agent) spoke in support of the application and answered Members' questions thereon.

For clarification and in response to questions of the committee, the Council's Senior Planning and Litigation Lawyer outlined the definitions of self-build and custom build dwellings.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to refuse the application for the following reasons:

- (i) Contrary to policies MTRA (4) and DM23, resulting in visual harm due to the countryside location and size of the dwelling. The self-build development was not considered to be justification for residential units on this site. The precise wording to be delegated to the Chair of Planning Committee in consultation with the Service Lead: Built Environment.

7. **CROWHURST KENNELS, SUTTON WOOD LANE, BIGHTON, ALRESFORD, HAMPSHIRE (CASE NUMBER: 24/00163/FUL)**

Proposal Description: Item 7: Resubmission of refused application 23/00240/FUL – Proposed demolition of 3 economically redundant kennel buildings and erection of a replacement dwelling, creation of new access, parking and landscaping works.

The application was introduced. Members were referred to the Update Sheet which set out in full an amendment to the reasons for the recommendation as set out on page 56 of the report.

During public participation, Richard Bacon and Pat Bacon (applicants) 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 and subject to the conditions and informatives set out in the Report and the Update Sheet.

8. **WEST VIEW, 30 ROSEBERY ROAD, ALRESFORD, HAMPSHIRE, SO24 9HQ
(CASE NUMBER: 24/00329/HOU)**

Proposal Description: Item 8: Alterations and additions to existing chalet bungalow to form new first floor, attached garage and associated landscape works.

The application was introduced. Members were referred to the Update Sheet which sets out in full an amendment to Condition 4 and an additional Condition 8.

During public participation, Lucy Sutton (providing a statement on behalf of John Sutton) and Councillor Ann Bean (New Alresford Town Council) spoke in objection to the application and Jonathan Moore (agent) and James Phare (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, subject to a further amendment to Condition 4 to that set out in the Update Sheet, to include the windows serving the bathroom, dressing room and bedroom on the first floor level of the south elevation which shall also be glazed with obscure glass to achieve an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and prevent overlooking into the neighbouring property at 32 Rosebery Road.

9. **TREE PRESERVATION ORDER NO. 2348 - TWO LIME TREES AT ST
BARTHOLOMEW'S CHURCH, KING ALFRED PLACE, WINCHESTER, SO23
7DF**

The application was introduced. Members were referred to the Update Sheet which outlined that photos had been provided by the agent of the subject trees which were displayed at the meeting.

During public participation, Mark Merritt (agent) spoke in objection to the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

That, having taken into consideration the representation received,
Tree Preservation Order 2348 be confirmed, as set out in the report.

The meeting commenced at 9.30 am and concluded at 11.55 am

Chairperson