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PLANNING COMMITTEE

Wednesday, 17 July 2024

Attendance:

Councillors
Rutter (Chairperson)

Williams
Achwal V
Laming

Small
Cunningham
White

Apologies for Absence:

Councillors Clear and Langford-Smith

Other members in attendance:

Councillors Learney and Power

[Video recording of this meeting](#)

1. **APOLOGIES AND DEPUTY MEMBERS**

Apologies were noted as above.

2. **DISCLOSURES OF INTERESTS**

Councillor Cunningham advised that the application at agenda item 13 (Workshop, East Stoke Farm, Old Stoke Road, Stoke Charity, Winchester. (case reference: 23/01890/FUL) was within his ward, however, he had taken no part in discussions regarding the application, therefore he took part in the consideration of this item and voted thereon.

Councillor Small and Councillor Achwal advised that the application at agenda item 14 (Land at Greenbank Hole Lane, Curdridge) was within their ward, however, they had taken no part in discussions regarding the application, therefore they took part in the consideration of this item and voted thereon.

Councillor Laming advised that the application at agenda item 10 (Meadows End, 7 Heathcote Place, Hursley, Winchester, Hampshire. (case reference: 24/00224/HOU) was within his ward, however, he had taken no part in discussions regarding the application, therefore he took part in the consideration of this item and voted thereon.

The Chairperson advised that an objector relating to agenda item 10 (Meadows End, 7 Heathcote Place, Hursley, Winchester, Hampshire. (case reference: 24/00224/HOU)) was an acquaintance of several members of the committee due to being a former city councillor. No specific interests were declared.

3. **MINUTES OF THE PREVIOUS MEETING.**

RESOLVED:

That the minutes of the previous meeting held on 12 June 2024 be approved and adopted.

4. **WHERE APPROPRIATE, TO ACCEPT THE UPDATE SHEET AS AN ADDENDUM TO THE REPORT**

The Committee agreed to accept the Update sheet as an addendum to the report.

5. **PLANNING APPLICATIONS (WCC ITEMS 6 - 10 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:

6. **WRAY HOW, 30 DOWNSIDE ROAD, WINCHESTER SO22 5LU (CASE REFERENCE: 23/01562/FUL). ST BARNABAS**

Proposal Description: Detailed Planning Permission for a development comprising 3 units, 2 x detached outbuildings, parking, landscaping and access (AMENDED DESCRIPTION, AMENDED PLANS AND ADDITIONAL INFORMATION).

The application was introduced. Members were referred to the update sheet which provided additional information regarding several matters including;

1. Within the section headed "Amendments to Plans Negotiated", the number of the neighbouring property should read Number 28 not Number 24
2. Under Consultee responses – condition numbers should read:
 - Service Lead for Community – (Trees) – No objections subject to conditions (Conditions 7, 16 and 17)
 - Service Lead for Natural Environment – (Ecology) – No objections subject to conditions securing appropriate mitigation for reptiles (Condition 15)
3. Page 25 – Condition 18 referenced and corrected to Condition 7 and 15.
4. Amend Informative 9 to read as follows: "With regards to Conditions 7 and 14, the landscaping details and CMP shall have full regard to the recommendations contained within Section 5 of the approved ecology assessment (Peach Ecology, 5 June 2023 Report Number: 0526) and shall include provision for fence holes and features for bats and swifts"

During public participation, Claire Cook spoke in objection to the application, and Alex King spoke in support of the application and answered members' questions.

Councillor Learney spoke as a ward member and expressed several points on behalf of residents which could be summarised as follows.

1. The development faced strong objections from residents concerned about preserving the area's character, ecology, and biodiversity.
2. Downside Road, like other nearby streets, featured large leafy trees and homes hidden by hedges, creating a scenic route frequently used by pedestrians.
3. There was a clear distinction between Downside Road and 26 Grovelands, which should not be used as a reference point due to its lack of visibility from Downside Road.
4. The St Barnabas West design statement highlighted the area's semi-rural atmosphere, derived from its diverse trees and plants supporting wildlife, and emphasised retaining existing building lines.
5. The proposal moved the building line forward, making the large house very prominent. Although mitigation for the loss of trees was proposed, the increase in hard landscaping meant it would take many years to restore the current biodiversity and visual impact.
6. The committee was urged to refuse the application, but if approved, Councillor Learney urged that conditions must be enforced as outlined in the paper.

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 and subject to an additional condition to remove permitted development rights in Classes A, B, C and D.

7. **13 QUARRY ROAD, WINCHESTER, HAMPSHIRE, SO23 0JF. (CASE REFERENCE: 24/00518/HOU). ST MICHAEL**

Proposal Description: Demolition of existing single-storey lean-to rear addition and construction of new single-storey rear extension; Alterations to windows at first-floor level on rear/west elevation; New Velux type windows into front and rear roof slopes and small zinc-clad roof extension on rear roof slope.

The application was introduced. Members were referred to the update sheet which provided information regarding additional grounds for objection which had been raised within representations on 11th July 2024 and 15th July 2024. These were set out in full with officer comments within the update sheet.

During public participation, Alison Rayner spoke in objection to the application, and Sally Brewin 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 and the update sheet.

8. **1 - 3 THE DEAN, ALRESFORD, HAMPSHIRE. (CASE REFERENCE: 23/00701/FUL). ALRESFORD & ITCHEN VALLEY**

Proposal Description: Demolition of existing buildings and construction of 14 apartments and a 40-space public car park. Application includes access, parking, cycle storage, refuse storage, landscaping and other associated works.

The application was introduced. Members were referred to the update sheet which provided additional information regarding several matters including;

1. A consultation from the housing team which was set out in full within the update sheet.
2. A change to the wording of the reason on condition 19, to now read as follows:

19. The development hereby permitted shall not be occupied until after the 1st of January 2026.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1 in relation to the Appropriate Assessment.

3. The following additional conditions were proposed:

20. Prior to commencement of the first dwelling above slab level, details of a phasing plan for the construction and completion of the housing, access and car park hereby permitted, including a timeframe to transfer the car park to Winchester City Council, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the timely delivery of the car park in accordance with policy NA1 alongside housing phasing which cannot be occupied until January 2026.

21. Prior to the commencement of the use of the car parking area, details shall be submitted to and approved in writing by the Local Planning Authority for the external lighting and CCTV for the car parking area. Details should include siting and appearance, and luminance levels and timings of lighting switching on and off and

any dimming of lighting proposed. Development shall be carried out in accordance with the approved details.

Reason: To protect the appearance of the area, the environment and local residents from light pollution. 22. The development shall be carried out in accordance with the measures set out within the Ecological Impact Assessment Carried out by Ecology Solutions dated February 2023 (Ref. 10103M.EcoAss.vf). Details shall include swift boxes, house martin boxes and hedgehog gaps. Thereafter, the compensation measures shall be maintained and retained for the life time of the permission in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species

During public participation, Alistair Harris spoke in support of the application and answered members' questions.

Councillor Power spoke as a ward member and expressed several points on behalf of residents which could be summarised as follows.

1. She extended her thanks to the committee for visiting the site the previous day.
2. She supported the revised plans, despite acknowledging the loss of amenity, jobs, and essential infrastructure for house martins.
3. She noted the proposed conditions to provide for house martin cups, advocating for them to be built-in rather than added on, as this approach lasted longer. She suggested that, wherever possible, swift bricks be incorporated.
4. She mentioned the absence of swifts but noted their presence nearby on Broad Street and advised of their reduced numbers due to modern building construction.

The committee proceeded to ask questions and debate the application which were responded to by Planning Officers and the councils Head of Programme: Place.

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. In addition, it was agreed to request the installation of integrated bird and bat boxes as part of the development and that officers consider the proposals regarding letterboxes when submitted.

9. **DRAKES BOTTOM, DIRTY LANE, HAMBLEDON, WATERLOOVILLE, HAMPSHIRE. (CASE REFERENCE: 23/02924/FUL), PO7 4QT. DENMEAD**

Proposal Description: On land adjacent to Drakes Bottom Uplands Road (Dirty Lane), Denmead, PO7 4QT construction of 2no cabins for Tourist accommodation with associated access drive from Dirty Lane and parking area.

The application was introduced. Members were referred to the update sheet which provided additional information regarding several matters including;

1. Page 163- Condition 4- change to the below
 4. Prior to commencement of development, details of hard and soft landscaping must be submitted to and approved in writing by the Local Planning Authority.

Hard landscaping details must include:

- Materials used for hard surfacing including access and parking areas.
- Boundary treatments and gates including height.
- Existing and Proposed ground levels

Soft landscaping details must include:

- Planting plans (including for hedgerow replanting)
- Size, density and Species
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Implementation programme

Development must be carried out in accordance with the approved details.

Hard landscaping must be completed prior to the occupation of the tourist units.

Soft landscaping must be completed within the next planting season following the commencement of the development.

If, within a period of 5 years, any landscaping dies, becomes diseased or defective, replacement landscaping of the same species must be planted in the same location within the next planting season.

Reason: To ensure the landscaping revisions to accommodate the highway visibility splays include appropriate species and in the interests of the amenities and character of the area to minimise impact, and to ensure the works are completed within an acceptable timeframe.

2. Page 166- Condition 13- change to the below
 13. Within the extent of the red line boundary along the northern boundary of the site, no existing hedging or vegetation shall be removed at all without the confirmed written consent of the Local Planning Authority

Reason: To ensure a satisfactory visual relationship between the new development and the wider area.

3. Page 166- Addition of condition 14 as below

14. Prior to the commencement of works hereby approved, details of cycle storage on site shall be submitted to an approved in writing by the Local Planning Authority. The storage shall then be installed prior to the occupation of the accommodation and retained for the lifetime of the permission.

Reason: To ensure sustainable means of transport from the site.

During public participation, Neil Rusbridger spoke in objection to the application, Margaret Bentley and Paul Benfield spoke in support of the application and Councillor Andreoli on behalf of Denmead Parish Council spoke against the application and answered members' questions.

The committee proceeded to ask questions and debate the application.

RESOLVED:

The committee voted against the recommendation to permit planning permission and instead voted to refuse permission for the proposal. In reaching this decision they raised the following material planning matters which weighed in favour of refusing planning permission. The application was contrary to the NPPF, and Local Plan Policies DS1, and MTRA4, due to its unsustainable location and poor connectivity. Additionally, it failed to meet policies DM15, DM16, and DM23 by negatively impacting the visual character of the area due to its siting, layout, and appearance.

10. **MEADOWS END, 7 HEATHCOTE PLACE, HURSLEY, WINCHESTER, HAMPSHIRE. (CASE REFERENCE: 24/00224/HOU) BADGER FARM & OLIVER'S BATTERY**

Proposal Description: Extension to Garage Block and Loft Development to form Ancillary Office and Habitable Space.

The application was introduced. Members were referred to the update sheet which advised that the case officer had changed to Cameron Taylor.

During public participation, David Jowsey spoke in objection to the application, and Anna Budge spoke in support of the application and answered members' questions. A statement was read out on behalf of Hursley Parish Council which objected to the application

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.

11. **PLANNING APPLICATIONS (SDNP ITEM 12 AND WCC ITEM 13 AND UPDATE SHEET REFERS)**

12. **OLD GREEN FARM, WHITES HILL, OWSLEBURY, SO21 1LT. (CASE REFERENCE: SDNP/23/04050/FUL). UPPER MEON VALLEY**

Proposal Description:(AMENDED DESCRIPTION) Associated operational development pursuant to application reference SDNP/22/05927/PA3R, together with the insertion of mezzanine floors to apart-hotel units and the re-cladding of the remaining part of the existing barn to create enclosed storage for the holding.

The application was introduced. Members were referred to the update sheet which provided additional information regarding an additional condition as set out below.

Condition 6. The actions outlined within the ecosystems services statement (received 26.09.2023) shall be implemented within one month following the completion of the development hereby approved or, in the case of soft landscaping, during the next available planting season following the completion of the development, and thereafter retained.

Reason: To ensure an overall positive impact on the ability of the natural environment to contribute goods and services, in accordance with policy SD2 of the South Downs Local Plan.

During public participation, Louise Taylor spoke in objection to the application, and Jacob Goodenough spoke in support of the application and answered members' questions.

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.

13. **WORKSHOP, EAST STOKE FARM, OLD STOKE ROAD, STOKE CHARITY, WINCHESTER. (CASE REFERENCE: 23/01890/FUL). WONSTON & MICHELDEVER**

Proposal Description: Conversion of existing Agricultural Building into two residences; partial demolition to form a carport. (Revised plans).

The application was introduced and during public participation, Michael Collett spoke in objection to the application, and Lloyd Exley 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.

14. **LAND AT GREENBANK HOLE LANE, CURDRIDGE. (CASE REFERENCE: TPO2349) WHITELEY & SHEDFIELD**

Proposal Description: Tree Preservation Order 2349 (Land At Greenbank Hole Lane Curdridge).

The application was introduced. Members were referred to the update sheet which advised that photographs had been submitted to the council by the objectors which would be included in their presentation to the committee.

During public participation, Annette Mearns spoke in objection to the application and answered members' questions.

The committee proceeded to ask questions and debate the order.

RESOLVED

That, having taken into consideration the representation received, Tree Preservation Order 2349 be confirmed, as set out in the report.

The meeting commenced at 09:30 and concluded at 3pm.

Chairperson

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