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PLANNING COMMITTEE

Wednesday, 16 October 2024

Attendance:

Councillors
Rutter (Chairperson)

Clear
Laming
Small

Cunningham
Langford-Smith
White

Apologies for Absence:

Councillors Williams and Achwal

Deputy Members:

Councillor Aron (as deputy for Councillor Williams) and Councillor Pett (as deputy for Councillor Achwal)

[Video recording of this meeting](#)

1. DISCLOSURES OF INTERESTS

Councillor Clear declared a personal but non prejudicial interest in respect of the agenda item: Land North of Southwick Road, Wickham, Hampshire (24/01884/FUL) as one of the residents was known to her. Councillor Clear stated that she would take no part in the determination of the application and left the meeting for the consideration of the item.

Councillor Langford Smith advised that she had a pre-determined position regarding agenda item 6: Denmead Farm, Edneys Lane, Denmead, Waterlooville, Hampshire: (22/00447/FUL). She advised that the application was within her ward, and that she was also a Parish Councillor at Denmead Parish Council. She had previously voted on that item whilst a member of the Parish Council prior to her election to the City Council. She would leave the room for that item and take no part in the determination of the application.

Councillor Laming declared a personal but not prejudicial interest in respect of the agenda items: 68 Old Kennels Lane, Olivers Battery, Winchester, Hampshire SO22 4JT: (24/01060/HOU) and 23 Rances Way, Badger Farm, Winchester, Hampshire SO22 4PN: (24/00990/HOU) due to his role as a Ward Member. However, he had taken no part in discussions regarding the application, therefore he took part in the consideration of the items.

Councillor Pett advised of a non-prejudicial interest in respect of the agenda item: Denmead Farm, Edneys Lane, Denmead, Waterlooville, Hampshire:

(22/00447/FUL). Councillor Pett advised that he was a member of the South Downs National Park Authority appointed by the City Council and also a member of the Monarch's Way Association. However, he had taken no part in discussions regarding the application, therefore he took part in the consideration of the item.

2. **MINUTES OF THE PREVIOUS MEETING.**

RESOLVED:

That the minutes of the previous meeting held on 25 September 2024 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 the report.

4. **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:

5. **DENMEAD FARM, EDNEYS LANE, DENMEAD, WATERLOOVILLE, HAMPSHIRE: (22/00447/FUL): DENMEAD WARD**

Establishment of solar farm facility with supporting development, on 4 separate parcels of agricultural land located to the north, south and west of the National Grid Lovedean substation and which also straddles the district boundary between Winchester City Council and East Hampshire District Council (EIA Development) (AMENDMENTS RECEIVED (December 2022)- Revised Plans and Reports; Additional Information and Revised Chapter 6 in Environment Statement (Landscape and Visual Impact). (FURTHER AMENDMENTS RECEIVED (October 2023)- Revised Plans and Reports; Additional Information including Removal of battery storage facility; Reduction to area of solar panels; Revised ES Non-Technical Summary; Additional Landscaping; Creation of Permissive Footpath; Addition of Passing Bays in Day Lane. (May Affect Public Rights of Way & May Affect Setting of Listed Buildings) (Revised Description & Revised Details).

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

1. A consultation response received from National Grid including Planning Officer comments.
2. A letter submitted on behalf of the Lovedean Village Residents Association and 46 residents that had been circulated to committee members including Planning Officer comments.
3. An alteration to condition 29, Noise (Submission of Details Post Installation) detailed as follows:

Condition 29. Within 3 months of the first commercial export date, a post installation noise assessment shall be carried out and submitted for approval in writing to the local planning authority. This submission shall verify that the cumulative rated noise level from the plant and equipment forming the Solar Farm is no greater than the prevailing background sound level (as set out in Condition 28) at the most sensitive period when the plant and equipment is being operated (e.g. evening, nights and weekends). The post installation noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and be undertaken in accordance with BS4142:2014+A1:2019 (or superseding guidance) for "Methods for rating and assessing industrial and commercial sound". If the noise criteria has not been met it will be necessary to identify and install noise mitigation measures within 3 months of the assessment being completed and a further post completion noise assessment undertaken so to demonstrate the noise criteria has been met. Any mitigation measures installed, shall be retained hereafter. All equipment including any forced air cooling fans and transformers must be maintained for the life time of the development. Any replacement equipment/plant shall also attain the same cumulative noise levels and be maintained to the same standard as set out above.

Reason: In the interests of amenity and the protection of the local environment and to comply with the intentions of policy DM20 of the Winchester District Local Plan Part 2.

4. A new condition, number 34, Broken Panel Management Plan detailed as follows:

Condition 34. Before the first commercial export date, a management plan setting out the methodology to be followed for the identification and remedial action to be taken in response to any damage, or wear and tear that may result in a breakage to a solar panel which may present a risk of groundwater pollution, shall be submitted to and approved in writing by the local planning authority. The submitted details shall set out the sequence of actions and the timetable to be followed in undertaking the actions with the intention of remedy any identified event as soon as possible. The agreed details shall then be implemented during the lifetime of the development.

Reason: The ground water resource underlying the site is the strategically significant Bedhampton and Havant Springs public water supply abstraction. The need to protect this resource and reduce the risk of pollution is paramount and to comply with policies DM17 & DM19 of the Winchester District Local Plan.

5. Two proposed additional Informatives as follows:

16. Advice from National Grid Consultee to Applicant: The applicant must have a valid connection agreement and have the necessary agreement for a cable easement with NGET via the Use of NGET Land process.

17. Advice from National Grid Consultee to Applicant: you are advised to have regard to the following: Technical guidance note 287 “Third Party guidance for working near National Grid Electricity Transmission equipment” (2021).

In addition, to the update sheet the case officer provided a verbal update and provided further information to the committee concerning altered condition 29 and additional condition number 34 as described above.

The Chairperson noted that Members had made a site visit on Monday 14 October 2024 to familiarise themselves with the application site.

During public participation, Bernard Green spoke in objection to the application, Owen Horrell 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 and during which, received advice from the Legal Officer concerning condition 34 (Broken Panel Management Plan).

RESOLVED

The committee agreed to grant permission for the reasons and subject to the completion of a legal agreement and to the conditions and informatives set out in the report and the update sheet.

6. **68 OLD KENNELS LANE, OLIVERS BATTERY, WINCHESTER, HAMPSHIRE SO22 4JT: (24/01060/HOU): BADGER FARM AND OLIVER'S BATTERY WARD**

Proposal Description: Ground floor rear, side, and front extensions. Roof alterations to provide first floor accommodation. Associated changes to exterior materials..

The application was introduced. Members were referred to the update sheet which provided additional information regarding an amended plan (2401_PR_010_A) which was received to correct an error with the red line denoting the boundary between the application site and the neighbour, number 66.

During public participation, Susan Pratt and Christopher Tolley spoke in objection to the application, and Jeremy Tyrell spoke in support of the application and answered members' questions. Brendan Gibbs (Clerk to Oliver's Battery Parish Council) had registered to speak on this item but was unable to join the meeting and the Chairperson agreed for his written submission to be read out.

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.

7. **23 RANCES WAY, BADGER FARM, WINCHESTER, HAMPSHIRE SO22 4PN: (24/00990/HOU): BADGER FARM AND OLIVER'S BATTERY WARD**
Proposal Description: 3m Rear extension flat roof with black aluminium Capping Black Aluminium sliders and window. Garage Conversion. Side extension in front of the garage with window matching existing white upvc. Infill porch. Internal alterations. Retaining wall left side on a new driveway to allow for 2 parking bays. (Amended plans).

The application was introduced and during public participation, Gui Colombo spoke in objection to the application, Jason Grey spoke in support of the application and Councillor Godbold on behalf of Badger Farm Parish Council spoke against the application. Members asked several questions of the public speakers.

The committee proceeded to ask questions and debate the application. During which, they received advice from the Legal Officer concerning questions regarding the Party Wall Act, which was not a matter for the committee to consider as part of this application.

RESOLVED

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

8. **LAND NORTH OF SOUTHWICK ROAD, WICKHAM, HAMPSHIRE: (24/01884/FUL): SOUTHWICK & WICKHAM WARD**
Proposal Description: Erection of 4 bedroom self-build dwelling, relocated access, parking, drainage and landscaping..

The application was introduced, and Members were referred to the update sheet which provided details on the following matters: the Recreation Mitigation Partnership; comments from the Tree Officer and Natural England; further information regarding the principle of development; and the planning balance and conclusion.

The update sheet also confirmed that the recommendation was for refusal, due to the following reason:

1. The proposal is contrary to Policy MTRA3 of the Winchester District Local Plan Part 1 as the development is not considered to be infilling a small site within a continuously developed road frontage. The provision of a self-build unit does not provide sufficient justification for a residential unit in this unsustainable countryside location. The proposal is also therefore contrary to Policy MTRA4 of the Local Plan Part 1 in that it results in an unjustified additional dwelling with no operational or essential need for a countryside location.

During public participation, Anita Farmer spoke in objection to the application, and Michael Knappett 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 refuse permission for the reason set out in the report and the update sheet.

9. **PLANNING APPLICATIONS (WCC ITEM 10 REPORT AND UPDATE SHEET REFERS)**

10. **BEREWEEKE COURT NURSING HOME, BEREWEEKE ROAD, WINCHESTER, HAMPSHIRE SO22 6AN: (23/02001/FUL): ST BARNABAS WARD**

This application was not considered at this meeting.

11. **PLANNING AND ENFORCEMENT APPEALS QUARTERLY REPORT - 1 JULY 2024 TO 30 SEPTEMBER 2024**

The Service Lead, Built Environment introduced the report which provided the committee with a detailed summary of the 10 planning appeal decisions for the period 1 July to 30 September 2024 and the 2 enforcement appeal decisions for the same period. Further information was provided on several of the cases within the report.

The Enforcement and Planning teams were commended for their performance and strong appeal record, especially in recent complex cases and public inquiries.

RESOLVED:

That the summary of planning and enforcement appeal decisions received during the period 1 July to 30 September 2024, be noted.

The meeting commenced at 09:30 and concluded at 12:50

Chairperson