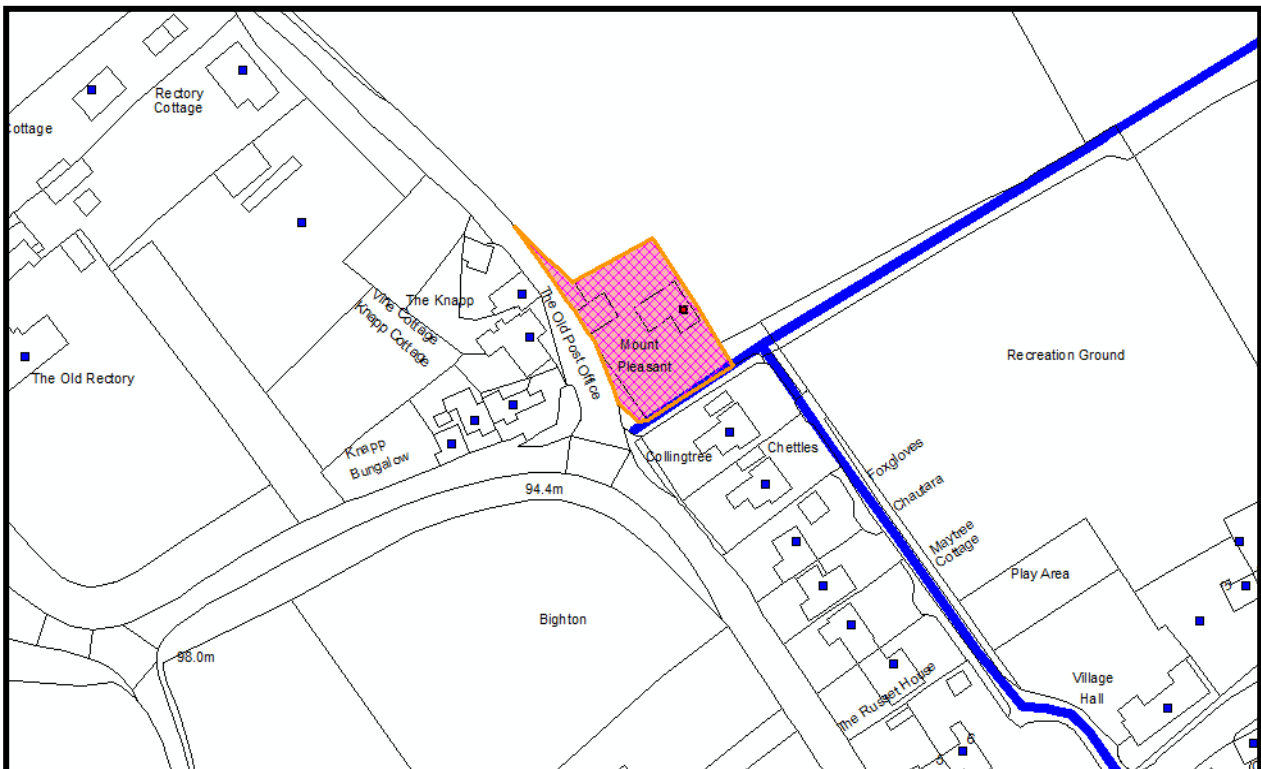


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Case No: 24/00939/FUL
Proposal Description: Full planning permission for the demolition of the existing property and remains of bakery building with 2 linked detached two bed bungalows, revised access, parking, drainage and landscaping at Mount Pleasant, Bighton. (AFFECTS THE SETTING OF A PUBLIC RIGHT OF WAY).
Address: Mount Pleasant Bighton Alresford Hampshire SO24 9RB
Parish, or Ward if within Winchester City: Bighton Parish Council
Applicants Name: McCowen's Farms
Case Officer: Catherine Watson
Date Valid: 23 May 2024
Recommendation: Application Refused
Pre-Application Advice: Yes

Link to Planning Documents

[Link to page – enter in reference number: 24/00939/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for refusal because it does not consist of the infilling of a continuously developed road frontage and therefore there is no justification for a new dwelling in the countryside. Due to the size and scale of the dwellings and the amount of hard landscaping, the proposals would also represent an overdevelopment of the site which would be visually prominent and incongruous in this setting. It would also result in the loss of an undesignated heritage asset. Insufficient information with regards to BNG and ecological enhancements and mitigation has been provided.

General Comments

Cllr Margot Power, Ward Councillor, has requested for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1.

Amendments to Plans Negotiated

None

Site Description

The site is situated on Nettlebeds Lane within the village of Bighton. Bighton is mentioned in policy MTRA3 of the LPP1 as a settlement without a defined boundary. It has a linear layout, with the majority of buildings situated along Bighton Lane. Nettlebeds Lane has a rural character, and the site is the last property situated on the north-eastern side. Adjacent to this are a number of fields and to the south-east is a recreation ground. The site is set slightly above road level and although there are areas of low hedging, it has a relatively open character. The current bungalow is situated towards the rear of the plot and is in a poor state of repair, not having been lived in for some years. Adjacent to the south-eastern boundary and running north-east, is a public right of way.

Proposal

The proposal is for the demolition of the existing bungalow and for the construction of a pair of linked-detached two bed, single storey dwellings, to be linked by a canopy. The proposed dwellings are to be situated more centrally than at present and the front elevations are between 12-14m away from Nettlebeds Lane. There will be a shared vehicular access and two designated parking spaces situated to the front of each dwelling, along with cycle parking/storage. Materials include brick with timber cladding and plain clay roof tiles. A new Sewage Treatment Plant to serve both dwellings is proposed, along with a comprehensive landscaping scheme for the whole site.

Relevant Planning History

None.

Consultations

Service Lead – Engineering (Drainage) -

- No objection, subject to additional information to be supplied.

Service Lead – Sustainability and Natural Environment (Ecology) –

- Additional information required prior to determination.

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Service Lead – Sustainability and Natural Environment (Landscape) –

- No objection but clarification required about certain elements.

Hampshire County Council (Rights of Way) –

- No objection, subject to conditions.

Hampshire County Council (Highway Authority) –

- No objection.

Representations:

Councillor Margot Power.

- Request for the application to be determined by the planning committee (see Appendix 1 for full details) as there is a need for small dwellings in the countryside.

Bighton Parish Council

- Support. The design of the building is good and it would remove a derelict area of the village.
- It would provide much needed small dwellings in a rural village.
- It would improve the outlook of neighbouring properties.

2 Supporting Representations received from different addresses citing the following material planning reasons:

- It will improve the visual aspect from neighbouring properties;
- The provision of more small dwellings in the village is a benefit.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (December 2023)

2. Achieving sustainable development

4. Decision-making

5. Delivering a sufficient supply of homes

12. Achieving well-designed and beautiful places

14. Meeting the challenge of climate change, flooding and coastal change

15. Conserving and enhancing the natural environment

National Planning Practice Guidance

- Appropriate assessment
- Climate change
- Community Infrastructure Levy
- Consultation and pre-decision matters
- Design: process and tools
- Determining a planning application
- Flood risk and coastal change
- Housing supply and delivery
- Natural environment
- Renewable and low carbon energy
- Rural housing

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- Use of planning conditions
- Water supply, wastewater and water quality

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

- DS1 – Development Strategy and Principles
- MTRA1 – Development Strategy Market Towns and Rural Area
- MTRA3 – Other Settlements in the Market Towns and Rural Area
- CP1 - Housing Provision
- CP2 - Housing Provision and Mix
- CP11 – Sustainable Low and Zero Carbon Built Development
- CP13 – High Quality Design
- CP16 – Biodiversity
- CP17 – Flooding, Flood Risk and the Water Environment
- CP20 – Heritage and Landscape Character

Winchester District Local Plan Part 2 – Development Management and Site Allocations

- DM1 – Location of New Development
- DM3 – Small Dwellings in the Countryside
- DM15 – Local Distinctiveness
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM18 – Access and Parking
- DM23 – Rural Character

Supplementary Planning Document

National Design Guide 2021

High Quality Places 2015

Other relevant documents

Winchester District Local Plan 2020-2040: Regulation 19 Consultation

Climate Emergency Declaration, Carbon Neutrality Action Plan 2020-2023.

Nature Emergency Declaration.

Statement of Community Involvement 2018 and 2020

Landscape Character Assessment December 2021

Biodiversity Action Plan 2021 and Update 2023

Position Statement on Nitrate Neutral Development – February 2020

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF, 2023) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposed changes to the NPPF that are currently being consulted on identify an anticipated approach on Government policy. However, as this is only a public consultation document at this stage, it does not yet hold substantial material weight.

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The Regulation 19 Local Plan as now agreed by Full Council can be given appropriate and increasing weight in the assessment of development proposals in advance of Examination and Adoption.

The proposal seeks to replace an existing dwelling and construct an adjoining new dwelling. Bighton is referred to in policy MTRA3 of the LPP1 as being a rural settlement without a clearly defined boundary. The policy allows for the infilling of a small site within a continuously developed road frontage, provided that it would be reflective of the character of the village and would not impinge on important gaps between developed areas.

The site is the northernmost property of a row of mainly detached houses situated on Nettlebeds Lane and Bighton Lane. Additional residential development here would not represent infilling within the continuously developed road frontage. The applicant states that within the street scene, the site is considered to be read as part of the built-up area of the village and that therefore, it has a different character to more “traditional” infill sites. They go on to state that the site is within a cluster of built form and dwellings close to the junction of Nettlebeds Lane and Bighton Lane and that the size of the site (0.1ha) means that it is an appropriate “small” site. However, policy MTRA3 specifies that the development must represent “infill” and it is clear that in this instance, this is not the case. Therefore, it is concluded that the proposal is contrary to MTRA3 in this respect. The proposal is also therefore contrary to policy MTRA4 as it represents residential development within the countryside of a type that is not within the remit of this policy.

The applicant has also submitted a statement of community engagement following a meeting with neighbours and the parish council held on 09.01.2024. It deals with aspects relating to the design, layout, boundary treatments, neighbour impacts etc however, it does not show that there is a community need for this type of accommodation in this location. Therefore, the proposal further fails to comply with MTRA3 with regards to addressing the needs of the local community.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

Bighton is a small village with a predominantly linear layout with a cluster of development to the north west within which the site is located. The village is characterised in the vicinity of the site by relatively small dwellings on small plots. Mount Pleasant is one of the larger plots to the north of the village. Outside the main developed area of the village are fields and arable farmland. Trees and hedging are the principal forms of boundary treatment, with grass verges also along the roadside. The south-eastern boundary of the site runs alongside the Bighton Footpath 3 public right of way. Hampshire County Council Countryside Services team did not raise an objection and recommended conditions should the application be recommended for approval.

The existing dwelling is a small bungalow, formerly a National School (a kind of children’s home) founded in the 1820s. It is currently in poor condition, with several of the original elements demolished and the building fabric in poor repair. The last use of the building was as a residential property. Previously, there was also an outbuilding known as the Old Bakery, situated adjacent to the entrance to the plot however this has been

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demolished.

The proposed two bedroomed, single storey dwellings are situated towards the rear of the site with grassed areas forming private gardens to the rear and sides. They will take the form of a linked-detached pair, with an area of canopy covering a walkway between the two dwellings and leading from the front to the rear.

Each dwelling will have an area of patio and garden amenity space. There will be a timber garden shed providing two bicycle parking spaces in the rear garden of each dwelling. The dwellings are proposed to be constructed using Michelmersh Mix bricks laid in a Flemish bond, Cedar Feather-Edged cladding, painted timber windows and doors and solar panels situated on the roof slopes of each dwelling. The design has been influenced by the form of traditional farm buildings, with the use of vernacular materials and detailing such as half-hipped roofs.

There is a mixture of dwelling types within the village, some of which are similar in their use of materials and detailing to the proposal including Woodlark Farm and Manor Farm.

It is proposed to plant a privet hedge alongside the boundary with the public right of way as well as a number of new trees including Field Maple and Silver Birch. Other boundary trees include Rowan, English Oak, Wild Cherry and Whitebeam. Native species hedging is proposed to the north-western, front and rear boundaries and an area of meadow will be sown to the south of the vehicular access and along the verges which descend to the road and footpath. The existing vehicular access onto Nettlebeds Lane is to be upgraded by being slightly widened and will serve a shared parking and turning area.

The proposed dwellings will cover significantly more of the plot in comparison to the existing. Additionally, a substantial area of the site will be covered with hard landscaping, including the drive and parking area as well as patios to the side and rear. The site is the end plot of the row of dwellings situated on the north-eastern side of Bighton Lane and Nettlebed Lane. It has a distinctly different character to those other plots which are generally smaller and where the dwellings are set in a linear layout. The application site's location is on the fringe of the village and is bordered on two sides by open fields. Having regard to this character, the proposals are considered to represent overdevelopment as a result of the size and scale of the dwellings and the amount of hard landscaping – a feature which is alien to this site. The land is elevated by over 4m above Collingtree to the south-east. The roofs have high pitches with solar panels which make the buildings more visually prominent and would therefore negatively impact on the rural character of the surrounding area as defined by policy DM23 of the LPP2.

The landscaping proposals are not considered to overcome this impact.

The proposal therefore fails to comply with policies DS1, MTRA3, CP13 and CP20 of the LPP1 as well as DM1, DM15, DM16, DM17 and DM23 of the LPP2.

Development affecting the South Downs National Park

The application site is located 4.6km from the South Downs National Park.

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2023. The Circular and NPPF confirm that National Parks
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have the highest status of protection, and the NPPF states at paragraph 182 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Due to the distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

In conclusion therefore, the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

The works affect a non-designated heritage asset (NDHA), namely the existing property which was formerly a National School.

Nearby listed buildings include the Three Horseshoes Public House which is Grade II listed and situated 155m south-east of site, and The Old Rectory, which is Grade II* listed and situated 120m west of the site.

These properties are situated at a far enough distance away from the site so as to preserve the special architectural/historic interest of the listed buildings and their setting as set out in S.66 P(LBCA) Act 1990; Policy DM29 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2023) Section 16.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets.

Paragraph 203 of the NPPF (2023) states that the effect of an application on the significance of a NDHA should be taken into account in determining the application. In weighing applications that directly or indirectly affect NDHAs, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The preservation of a NDHA is covered by Policies DM29 & DM32 of the Winchester District Local Plan Part 2 Adopted 2017; Policy CP20 Winchester District Joint Core Strategy; NPPF (2023) Section 16.

Mount Pleasant is a modest, single storey building of brick and flint construction, which has been dated to 1827. Its most recent use was as a dwelling; however, the origins of the building were as a National School which was built to serve the village of Bighton.

The building has heritage significance sufficient to merit consideration in this planning application. This significance is derived from its historic interest as an historic school building, evidencing the widening provision of education and the importance given to education in the 19thC. As an originally public building, it has communal value due to the way in which this building served the local community.

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The building is in poor condition however, it is worth noting that paragraph 6.5 of the applicant's Planning Statement states "The existing dwelling whilst currently in an unkempt state, remains intact and capable of refurbishment".

It is the considered view of the Council that Mount Pleasant is clearly an historic building, approaching its third century, which in the applicant's planning assessment is capable of refurbishment. It is unclear why repair and refurbishment are not proposed. The demolition of the building would result in the total loss of a non-designated heritage asset without sufficient justification.

In response to the comments from the Council's Historic Environment team, the applicant submitted a Heritage Statement in October 2024. This assesses the building against the criteria for the impact of the development upon nearby statutory listed buildings as well as the identified NDHA (Mount Pleasant) as set out in Section 16 of the NPPF. Criteria from the Council's policy DM31 (Locally Listed Heritage Assets) of the LPP2 have also been used as a guide for assessment. It is worth noting that the Council does not at present have a local list. The conclusion of the applicant's Heritage Statement is that there is only a limited level of heritage importance associated with the NDHA. The heritage value is principally associated with the historic and communal interests of the building as a former school serving Bighton. The building has not been used as a school for over 70 years and was subsequently used as a dwelling. The statement goes on to say that the design and appearance has been eroded by later extension and alteration and that the limited heritage harm caused by the demolition of the building is outweighed by the public benefits of the proposed scheme in providing a replacement and additional dwelling within the village.

The applicant's Heritage Statement has been assessed by the Council's Historic Environment team. This confirms that whilst the building is in a poor condition and has been altered over the years, including by the addition of an unsympathetic single storey addition, the limited architectural value of the building does not diminish its historic and communal interest. The view that this building should be considered to be a non-designated heritage asset, albeit one of low significance, is reinforced. The demolition of any heritage asset is harmful to its significance. The proposals would result in the total loss (the highest degree of harm) to a heritage asset of low significance. No consideration has been given to the building's retention, repair and possible extension. The harmful impact can only be balanced by a public benefit. It is therefore considered that whilst there may be some limited benefit to the public by the provision of an additional dwelling, the dwellings will be for sale as market housing and not as affordable housing which would provide a wider benefit to the local community. The proposal also fails to comply with other relevant planning policies as discussed above and therefore any perceived public benefit cannot be sufficiently identified.

Based on the submitted information, it is considered that the proposals would result in harm to the significance of the non-designated heritage asset. The proposals would not accord with the requirements of Section 16 para 203 of the NPPF (2023), Policies CP20 of LPP1 and DM29 of the LPP2; and the historic environment section of the Planning Practice Guidance.

Neighbouring amenity

The adjacent properties are Collingtree to the south-east and The Knapp and The Old Post Officer to the west, on the opposite side of Nettlebeds Lane. There is a public right of way (PROW) between the site and Collingtree. The side elevation of Unit 1, adjacent to

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the PROW, contains 2 doors and a window. There is a drop in ground levels between Mount Pleasant and Collingtree of 3.7m and the proposed unit 1 is 6m in height to the ridge. This could have an overbearing impact on Collingtree. In this instance, due to the intervening distance of 17m and given the screening and presence of the PROW, it is not considered that there would be any significant harm caused by overlooking, overshadowing or overbearing. The distance between the front elevation and the properties to the west is approximately 26m. It is therefore not considered that there would be significant harm to the amenities of these properties either.

Therefore, had the application been recommended for approval, it would comply with policy DM17 of the LPP2.

Sustainable Transport

The proposal will have no impact on highway safety because there will be a limited increase in traffic movements generated by the proposal and there are no existing highway safety issues in the local area which may be exacerbated by the proposed development.

The level of parking on site (two spaces per two-bed dwelling), as well as the provision of 2no EV charging points, is considered to accord with the WCC Parking Standards SPD and policy DM18 of the LPP2, notwithstanding the recommendation to refuse the application for other material planning reasons.

Ecology and Biodiversity

The proposal is for overnight residential accommodation and therefore has the potential to increase the levels of nutrient pollution entering the water catchment area. Accordingly, there is a legal requirement to demonstrate that nutrient neutrality can be achieved before planning permission can be granted.

Details of the appropriate assessment relating to the impact of nutrients caused by the development are given in the relevant section below.

An Ecological Appraisal, Bat Survey and Phase 2 report by Wild Earth Ecology dated February 2024, Biodiversity Net Gain Assessment by LHB Ecology dated April 2024 and a Statutory Biodiversity Metric were submitted with the application.

The mitigation recommendations stated in the Ecological Appraisal, Bat Survey and Phase 2 report by Wild Earth Ecology dated February 2024 regarding bats, reptiles and nesting birds are considered to be appropriate. It is also noted in the report that roosting bats are present, and an EPS licence is required as a result.

Additional information was requested by the Council's ecologist as follows:

- Confirmation as to whether a hedgerow on the southeast/western boundary is being removed or if it is being retained and enhanced. If the hedgerow is to be removed, then the Wild Earth Ecology Ecological Appraisal, Bat Assessment and Phase 2 report (Feb 2024) needs to be amended and an assessment and proposed mitigation for any breeding birds identified is required. If the hedgerow is being retained and enhanced, then the Biodiversity Net Gain Assessment by LHB Ecology (April 2024) needs to be amended.

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- Location of hibernaculum for reptiles and the hedgehog highways/holes in any fences (to mitigate any impacts on these species) are missing from the landscape plans. Confirmation of the location/ inclusion of hibernaculum and hedgehog highways/holes within proposed development layout.
- Revision of BNG Assessment Report and Statutory Metric.
- BNG is being proposed within the redline boundary of the application site and not offsite. Therefore, BNG habitats to be created and baseline habitats affected need to be listed on the 'On-site' tabs within the metric and;
- Inclusion of the proposed native species rich hedgerow around the northeast and northwest of the site and grassland in the southeast/west in the BNG metric. These habitats are shown/stated in Landscape plan and within the Wild Earth Ecology (Feb 2024) report but not in the BNG Assessment.

This information has not been provided. In the absence of the above information, the proposal fails to comply with policy CP16 of the LPP1 and The EU Habitats Directive and Conservation of Habitats & Species (Amendment) Regulations 2011.

Appropriate Assessment.

The applicant intends to provide mitigation for the development by the exchange of the current cess tank to a package treatment plant (GrafOne2Clean (biological PTP)). The existing unbuffered nitrogen charge on the cess tank is 9.92kg/TN/year and the existing unbuffered phosphorous charge on the cess tank is 1.22kg/TP/year. The application will have a likely significant effect in the absence of avoidance and mitigation measures on European and Internationally protected sites as a positive contribution of 1.49kg/TN/year and 0.41kg/TP/year is made. The authority has concluded that the adverse effects arising from the proposal are wholly consistent with, and inclusive of the effects detailed in the Winchester City Council Position Statement on nitrate neutral development and the guidance on Nitrates and Phosphates from Natural England.

The authority's appropriate assessment is that the application coupled with a mitigation package secured by way of a Grampian condition complies with this strategy and would result in nitrate neutral development. It can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above in this regard.

This represents the authority's Appropriate Assessment as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of the Ramsar site/s is a matter of government policy set out in the National Planning Policy Framework (2023).

Sustainability

Developments should achieve the lowest level of carbon emissions and water consumption which is practical and viable. It is proposed to install solar PV panels and EV charging points. Policy CP11 expects new residential developments to achieve Level 5 for the Energy aspect of the Code for Sustainable Homes and Level 4 for the water aspect. Had the application have been recommended for approval, pre-commencement and pre-occupation details demonstrating how the above would be achieved and meet the required standards, would be required via condition. As such, the application is acceptable in regard to policy CP11 of the Local Plan Part 1.

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Sustainable Drainage

The site is situated in Flood Zone 1 so there is very little risk of fluvial and surface water flooding. The Drainage Strategy is acceptable in principle however further details are required about the size of the soakaway and the placement of the drainage field and sewage treatment plant. Preferably, these matters should be resolved prior to the determination of the planning application, however a standard pre-commencement condition detailing how foul and surface water is dealt with could also be used.

Therefore, should the application have been recommended for approval, the proposal would comply with policy DM17 of the LPP2.

Trees

Policy DM24 of the LPP2 allows development which does not result in the loss or deterioration of ancient woodlands, important hedgerows, special trees, ground flora and the space required to support them in the long term.

There are a number of trees that are either within, or adjacent to the site. The landscaping plan shows the loss of an elder (Tree 1) in the north-east corner of the site. Other trees along the front of the site (trees 6 (Elm), 7 (Hawthorn), 8 (Norway Maple) and 9 (Field Maple)) and the poor-quality remnant hedge are also to be removed. These trees are to be replaced with native trees and hedgerow.

Remaining trees would be protected during construction by establishing the root protection zones and making sure that these are not encroached into.

Should the application have been recommended for approval, appropriately worded conditions would ensure the protection of remaining trees and the submission of a detailed landscaping plan which would include the new trees, hedgerow and meadow areas.

The proposal would therefore have complied with policies DM15, DM23 and DM24 of the LPP2.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

In conclusion, the proposal is not considered to be acceptable and is recommended for refusal. Policy MTRA3 allows for infill development in settlements without a boundary however, this plot's position is at the end of a row of houses and therefore cannot be considered as "infill". The proposal constitutes overdevelopment of the site with buildings and associated hard landscaping that is significantly greater than at present. The building has been identified as a non-designated heritage asset. The proposed removal of the existing building will result in irreparable harm to the asset. Insufficient information with regards to BNG and ecological enhancements and mitigation has been provided.

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Therefore, the proposal is contrary to policies MTRA3, MTRA4, CP13, CP16 and CP20 of the LPP1 and DM15, DM16, DM17, DM23 and DM29 of the LPP2 as well as sections 15 and 16 of the NPPF.

Recommendation

Application Refused, subject to the following reasons:

1. The proposal fails to satisfy policy MTRA3 of the Winchester District Local Plan Part 1 in that the proposed residential development would not consist of infilling within a continuously developed road frontage and neither has it been demonstrated that there is a community need for this type of accommodation in this location. The proposal is therefore contrary to policy MTRA4 of the Winchester District Local Plan Part 1 in that it represents residential development within the countryside for which there is no justification.
2. The proposal would not accord with Policies CP20 of the Winchester District Local Plan Part 1 and DM29 of the Winchester District Local Plan Part 2, Paragraph 203 of the NPPF (2023), and the historic environment section of the Planning Practice Guidance in that it would result in the loss of a non-designated heritage asset due to the demolition of the former National School building.
3. The proposed development is contrary to policies CP13 and CP20 of the Winchester District Local Plan Part 1 and policies DM15, DM16, DM17 and DM23 of the Winchester District Local Plan Part 2 in that, due to the size and scale of the dwellings and the amount of hard landscaping, the proposals would represent an overdevelopment of the site which would be visually prominent and incongruous in this setting and would negatively impact on the rural character of the surrounding area.
4. The application has failed to demonstrate that a net gain in biodiversity would be achieved and the proposed development therefore has the potential to harm protected species and their habitat. The proposal would therefore be contrary to Policy CP16 of the Winchester District Local Plan Part 1, Section 15 of the NPPF (2023) and Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Informatives:

1. In accordance with paragraph 38 of the NPPF (2023), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

In this instance a site meeting was carried out with the applicant.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 - Joint Core Strategy: DS1, CP13, CP16, CP20, MTRA3, MTRA4

Local Plan Part 2 – Development Management and Site Allocations: DM1, DM15, DM16, DM17, DM18, DM23

NPPF Section 16

Section 16, Paragraph 203 of the NPPF (2023)

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Appendix 1: City Councillor's request that a Planning Application be considered by the Planning Committee

| |
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| Request from Councillor Power |
| Case Number: 24/00939/FUL |
| Site Address: Mount Pleasant Bighton Alresford Hampshire SO24 9RB |
| Proposal Description: Full planning permission for the demolition of the existing property and remains of bakery building with 2 linked detached two bed bungalows, revised access, parking, drainage and landscaping at Mount Pleasant, Bighton. (AFFECTS THE SETTING OF A PUBLIC RIGHT OF WAY) |
| Requests that the item be considered by the Planning Committee for the following material planning reasons: There is a shortage of small properties in the countryside, and these are very small properties. All too often they have been extended, sometimes to four or five bedrooms. The effect of this on communities is that younger households cannot live in or work in villages. I would not wish these houses to be extended or combined, and I believe that consent could be conditioned to prevent that happening in future. The site is not large. I understand from the owner that one house is to be reserved for estate staff, and that an Agricultural tenancy condition would be acceptable. |