

## **PLANNING COMMITTEE**

**13 December 2018**

Attendance:

Councillors

Ruffell (Chairman)

Berry

Clear

Cunningham

Evans

Izard

McLean

Read

Rutter

Deputy Members:

Councillor Laming (Standing Deputy for Councillor Clear).

Others in attendance who addressed the meeting:

Councillors Godfrey, Learney and Porter

Others in attendance who did not address the meeting:

Councillor Bell

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### 1. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee held on 31 October 2018 and 15 November 2018 be approved and adopted.

### 2. **PLANNING APPLICATIONS SCHEDULE** (Report PDC1122 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 agreed to receive the Update Sheet as an addendum to Report PDC1122.

Councillor Ruffell made a personal statement in respect of Items 12 and 13 (Manor House Barn, High Street, Meonstoke) to the effect that he was a fellow Ward Member for Upper Meon Valley with the applicant, Councillor Lumby and worked with him on Ward issues. Councillor Ruffell stated that

this was a personal interest only and that he would speak and vote on this item.

Councillor Read made a personal statement in respect of item 15 (Meadows Farm, Ervills Road, Worlds End, Hambledon) that he was a member of the same organisation as the applicant, who he had him met once, but this was not a personal interest and he would speak and vote on the application.

### **Applications outside the area of the South Downs National Park (SDNP):**

Item 7: (Amended Description and Plans) 9 new dwellings with parking and associated landscaping following the removal of an existing bungalow.

Dildawn, Tudor Way, Kings Worthy

Case number: 18/01174/FUL

During public participation, Richard Waite spoke in support of the application and answered Members' questions thereon. Mr Waite stated that dialogue would continue with the owner of 134 Tudor Way for the boundary hedge to be reinforced on that border to accommodate the wishes of the neighbour.

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

A summary of the points raised by Councillor Porter is set out below:

- The principle of development was acceptable.
- Development should reflect the character of the area – chalet bungalows.
- Blocked out windows (to reduce overlooking) were not in keeping.
- The development appeared stacked and did not sit comfortably in the landscape.
- The orientation of the lower units did not reflect the best use of aspect.
- Defining the use of amenity space.
- Could restrict future development (of neighbouring plots).
- Concerns over visitor car parking provision and demarcation.
- Traffic impact on Springfield Road.
- Design could be improved.

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.

Item 8: Demolition of existing dilapidated cottages and outbuildings to create 16 affordable, fully accessible, residential alms house apartments, support facilities and private pedestrian bridge including highways improvements.

(AMENDED PLANS RECEIVED 25/05)

14 Chesil Street, Winchester

Case number: 17/03096/FUL

The Head of Development Management referred Members to the Update Sheet which set out that:

1. The Habitat Regulations Assessment Stage 2 Appropriate Assessment Report had been approved by Natural England and adopted by the Council as Local Planning Authority.
2. An amended Construction Ecological Management Plan Report had been submitted.
3. An amended Arboriculture Impact Assessment Report had been submitted with minor changes.

The submission of these reports had the consequent condition changes:

1. Condition 11 - Insert after details 'set out in The Arboriculture Impact Assessment RT-MME-127343-04 December 2018' and remove 'submitted and approved by the local authority in writing'.
2. Condition 14 - Change report no.to RT-NMME-128836 Rev A and date to December 2018 and CEMP to CEcMP.

In addition, Condition 6 required an implementation clause therefore to be added after bullet points: 'The surface water drainage strategy shall be implemented in accordance with the approved details and the CEcMP Report No. RT-MME-128836 RevA'.

Further more, in front of the S106 requirement, the words: 'subject to a viability assessment' should be added.

During public participation, Katja Ayling spoke in objection of the application and Pete Liddiard, Paul Williams-Agent, Clive Cook and Martin Lowry - St Johns, Winchester, 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 and the Update Sheet.

Item 9: Application for approval of reserved matters (condition 2) and condition 4 of outline application 17/00728/OUT. (AMENDED DESCRIPTION).  
Crabwood Lodge, Sarum Road, Winchester  
Case number: 18/01896/REM

During public participation, Sue Wood, Wonston and Micheldever Parish Council and Lynne Gibson spoke in support to the application and answered Members' questions thereon.

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

A summary of the points raised by Councillor Godfrey is set out below:

- The application was long overdue and should proceed.
- The application was traditional in design with satisfactory lighting and would be an enhancement.
- Access during construction was controlled from Sarum Road.
- The application was straightforward and should be approved

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.

Item 10: (AMENDED PLANS) New dwelling  
Bramble Cottage, 4 Dean Lane, Winchester  
Case number: 18/01697/FUL

During public participation, Elizabeth McDowell spoke in objection to the application and answered Members' questions thereon.

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

A summary of the points raised by Councillor Learney is set out below:

- Policy WT1 – the application was prominent in its location and out of context with the local setting.
- The form of the building stood out and the City of Winchester Trust had commented that the design failed to fit in as it did not respond positively to the environment in terms of its design and scale.
- Policy DM17 - The effect on light and living areas (of the neighbouring property) due to its close proximity and adverse impact through over shadowing and its overbearing nature. It was designed to reduce the impact on 4 Dean Lane.
- Access – It was opposite Teg Down Mead and visibility was poor, which was contrary to policy DM18 on safe movement.
- Policy DM15 – the accumulative detrimental impact on Dean Lane. As recognised in the St Barnabas Neighbourhood Design Statement.

At the conclusion of debate, the Committee agreed that the application be refused in accordance with policy DM16 in that the design and siting were not compatible with the local area and policy DM17 due to the adverse impact on No. 2 Dean Lane in terms of its siting in relation to the neighbouring property.

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

Item 12: Careful removal and rebuilding of existing piggery walls to convert to one-bedroom holiday let.  
Manor House Barn, High Street, Meonstoke, Southampton  
Case number: SDNP/18/03229/LIS

The Head of Development Management referred Members to the Update Sheet which set out that the applicant had recently submitted a materials

schedule which had been agreed with the Council's Conservation Officer. However, it was considered important for a sample panel of the brick and flint work to be constructed on site so that it could be inspected and approved by the Conservation Officer. Condition 3 had therefore been amended to reflect these changes.

The applicant had also submitted joinery details which had been agreed with the Council's Conservation Officer. Condition 4 had therefore been amended from being a pre-commencement condition to one requiring the development to be carried out in accordance with the submitted and approved details.

Details of grilles/vents had also been submitted and approved by the Council's Conservation Officer. The references to grilles and vents in conditions 5 and 6 had therefore been omitted.

The amended wording of the conditions is set out below:

3. The development shall be carried out in accordance with the approved HJ Concepts Materials Schedule. No development shall take place above foundations until a sample panel of the brick and flint work has been constructed on site and inspected and approved by the Conservation Officer. The applicant shall contact the Conservation Officer to arrange a site inspection.

Reason: To preserve the setting of the listed buildings and to preserve the character and appearance of the Conservation Area in accordance with Policy CP20 of the Joint Core Strategy 2013.

4. The windows and doors hereby approved shall be installed in accordance with the approved joinery details as shown on drawing 18-1240-WD01. Development shall proceed and be maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the setting of the listed buildings and to preserve the character and appearance of the Conservation Area in accordance with Policy CP20 of the Joint Core Strategy 2013.

5. No new security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To preserve the setting of the adjacent listed buildings and to preserve the character and appearance of the Conservation Area in accordance with Policy CP20 of the Joint Core Strategy 2013.

6. No new plumbing, pipes, soil-stacks, flues or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To preserve the setting of the listed buildings and to preserve the character and appearance of the Conservation Area in accordance with Policy CP20 of the Joint Core Strategy 2013.

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.

Item 13: Careful removal and rebuilding of existing piggery walls to convert to one-bedroom holiday let.

Manor House Barn, High Street, Meonstoke, Southampton

Case number: SDNP/18/03228/HOUS

The Head of Development Management referred Members to the Update Sheet which stated that the applicant had recently submitted details of foul and surface water drainage which had been agreed with the Council's Drainage Engineer.

Details of low transmittance grey glass for the conservation style roof lights had also been submitted which would reduce the light transmittance to 44% (clear glass was rated at 80%). This was considered acceptable and condition 5 had therefore been amended from being a pre-commencement condition to requiring the development to be carried out in accordance with the submitted and approved details.

The amended wording of the conditions is set out below:

3. The foul and surface water drainage shall be implemented in accordance with the following approved details prior to the commencement of the development hereby approved:

18-1240-FD02- Foul Drainage Details

18-1240-FD01B- Storm and Foul Drainage Plan

18-1240-SW01- The Piggery Roof Soakaway

Reason: To ensure satisfactory provision of foul and surface water drainage.

5. Low transmittance tinted grey glass shall be used for the Conservation Roof Lights hereby approved and shall be installed in accordance with the submitted details from The Rooflight Company (ref: CPR-DOP-CR-005A-2013-07-01). The glazing shall be retained thereafter at all times.

Reason: To minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve.

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.

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

Item 14: (RETROSPECTIVE) (AMENDED DESCRIPTION) Proposed use of first-floor mezzanine and partial use of ground floor of (northwest) agricultural storage building for office purposes (Class B1).

Meadows Farm, Ervills Road, Worlds End, Hambledon.

Case number: 18/01806/FUL

The Head of Development Management referred Members to the Update Sheet which contained comment received from CPRE Hampshire (11.12.2018) raising concern over increased heavy traffic, lighting and hours of operation restrictions. The retention of the office facilities introduced an element of transportation to and from the site by office workers. This was not considered to introduce excessive use of the access track or '*increased heavy traffic*'. The Highways Officer and Rights of Way Officer had raised no objection on these grounds.

In addition, condition 4 restricted the hours of operation as recommended by the Environmental Health Officer and condition 06 requested lighting details to be submitted including beam orientation and a schedule of the lighting equipment used. This then restricted the use of lighting between 21:00 and 06:30 the following morning.

Therefore the receipt of this comment did not alter the officer's recommendation.

An additional objection comment had been received from Denmead Parish Council (12.12.2018) providing a history of the Agricultural Prior Notification (APN) applications. Comment raised concern regarding the addition of windows and lighting and concluded by making comments on the amount of concrete surrounding the site.

Conditions to control the hours of operation alongside lighting (including hours of lighting use) were included to avoid adverse impact on the tranquil nature of the surrounding environment.

The Head of Development Management concluded in the Update Sheet that as this application considered the retention of an office use only where each application was determined on its own merits, significant harm which justified refusing the application had not been found.

During public participation, Paula Langford-Smith, Denmead Parish Council and Carolyn Hargreaves (World End Residents Association) spoke in objection to the application and Robert Tutton (agent), spoke in support and answered Members' questions thereon.

During public participation, Neil Lander-Brinkley spoke on behalf of Councillor Stallard (Ward Member) with a pre-prepared speech.

A summary of the points raised by Neil Lander-Brinkley on behalf of Councillor Stallard is set out below:

- The landscape was part of Hampshire Treasures
- The application was retrospective
- Policy MTRA4 and rural buildings
- Traffic counts had exceeded 60 per day on a single track farm access lane, which was greater than needed and was unacceptable.
- The increase in traffic movements was not warranted and was a burden on a narrow country lane
- The Farm House was not connected to the barn
- The floodlighting was very visible over the countryside
- NPPF was time limited
- The development was outside of the development boundary
- Office staff came from a wide area and there were better business sites locally that were sustainable. The Parklands Business Park was for Small and Medium sized enterprises and had parking
- The volume of concrete on the land
- Policy DM23 – development should not affect the local character and environment
- There had been no engagement with the local community on the application
- There was considerable objection and the application should be refused

The Committee agreed to defer the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Tuesday 8 January 2019 to commence at 12:00noon. The Planning (Viewing) Sub Committee would visit the site before the meeting in order to assess the impact of the partial use of the agricultural storage building for office use.

Item 15: Proposed Additional dwelling using existing access with retention of existing dwelling using existing separate access.  
Greenwood Farm, Greenwood Lane, Durley.  
Case number: 18/02185/FUL.

This application was withdrawn on 11<sup>th</sup> December 2018.

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 10 (Bramble Cottage, 4 Dean Lane, Winchester), the application be refused in accordance with Policy DM16 in that the design and siting were not compatible with the local area and policy DM17 due to the adverse impact on No. 2 Dean Lane in terms of its siting in relation to the neighbouring property.

(ii) That in respect of item 14 (Meadows Farm, Ervills Road, Worlds End, Hambledon) the decision be deferred to a meeting of the Planning (Viewing) Sub Committee to be held on Tuesday 8 January 2019 to commence at 12:00pm. The Planning (Viewing) Sub Committee would visit the site before the meeting in order to assess the impact of the partial use of the agricultural storage building for office use.

The meeting commenced at 9.30am and adjourned between 12.40pm and 2.00pm and concluded at 3.05pm.

Chairman