

PLANNING COMMITTEE

10 January 2019

Attendance:

Councillors:

Ruffell (Chairman) (P)

Berry (P)

Izard (P)

Clear (P)

McLean (P)

Cunningham (P)

Read (P)

Evans (P)

Rutter (P)

Others in attendance who addressed the meeting:

Councillors Horrill (Leader), Griffiths, Learney and Porter.

Others in attendance who did not address the meeting:

Councillor Brook (Portfolio Holder for Built Environment)

1. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 13 December 2018, be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE** (Report PDC1123 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 PDC1123.

Councillor Izard made a personal statement in respect of Item 12 (1A The Old Police Station, Dolphin Hill, Twyford) that as Ward Member for Colden Common and Twyford he had visited the site and had met with the owner of Twyford Stores in respect of parking problems in the area. However, he had not expressed a view on the proposed scheme or pre-determined the application..

The Committee were reminded that there was no requirement to make a declaration solely because of their role as Ward Member for any particular application due for consideration by the Committee.

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

Item 7: Two storey domestic extension and single storey side extension to existing 19th century house. Rendered boundary wall (retrospectively built) to the west elevation. (Amended proposal)
Carlton Villa, 10 Compton Road, Winchester, SO23 9SL.
Case number: 17/03246/HOU

This application was withdrawn from the agenda on 4 January 2019.

Item 8: Redevelopment of the site following the demolition of existing dwelling house at 29 Downside Road and the erection of 3no. dwellings with associated landscaping and parking. (RESUBMISSION)
Hazelwood, 29 Downside Road, Winchester, SO22 5LT
Case number: 18/02454/FUL

The Head of Development Management referred Members to the Update Sheet which set out: that following amendments to the proposed landscaping in response to earlier comments by the Landscape Officer, it was advised on 8 January 2019 that the Landscape Officer had no further comments; and comments received from objector (Tim Spencer) as set out in full within the Update Sheet.

During public participation, Tim Spencer spoke in objection to the application and Jim Beaven spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Learney spoke on this item as Ward Member. In summary, Councillor Learney raised the following points:

- Familiar with the issues following the subsequent two refused applications at the site;
- Does not address the previous reasons for refusal and fails to meet DM15 (local distinctiveness) and CP14;
- Layout of proposal could be changed going forward to create further bedrooms and the application was therefore contrary to DM2;
- Internal layout larger and not of a high quality design;
- Safety and access issues with nowhere for vulnerable road users to go and the road insufficient for the properties that currently use it;
- Considered that the proposal diminished all aspects for residents at No. 33 Downside Road; and
- If minded to approve, urged the Committee to ensure the property would be kept to a smaller dwelling by removing Permitted Development Rights to comply with policy CP2 and the addition of a boundary treatment plan in

consultation with the residents of No. 33 Downside Road to ensure their privacy needs are met.

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, subject to the removal of Permitted Development Rights for the 3no. dwellings proposed.

Item 9: RETROSPECTIVE APPLICATION FOR NEW FARM ACCESS AND ACCESS WORK

Trackway Access, Hunton Down Lane, Hunton, Sutton Scotney

Case number: 18/01917/FUL

The Head of Development Management referred Members to the Update Sheet which set out details of the gas pipeline confirmed within 50m of the site and outlining an additional informative, should permission be granted. In addition, correspondence received from objector (Ian Donohue); three further objections received from Alan Marlow on behalf of The Ramblers and The British Horse Society (BHS) and Hampshire County Council Countryside Services and additional comments received from Lindsay Papworth correcting her previous comment in relation to the width of Weston Down Lane. The full details of this correspondence was set out in full in the Update Sheet.

During public participation, Ian Donohue (Southern Planning Practice) spoke in objection to the application and Andrew Klemz (Agent), Giles Wordsworth and Steve Jenkins spoke in support of the application and all answered Members' questions thereon.

During public participation, Councillor Horrill spoke on this item as Ward Member. In summary, Councillor Horrill raised the following points:

- Retrospective application –still a number of uncertain issues;
- The receipt of late information on the Update Sheet regarding the location of pipelines and the impact of work which had already been conducted on the byway;
- Red indicators that apply cannot be seen on the drawings;
- Lack of clarity on byway 28;
- Restrictions on the byway for pedestrians, cyclists etc;
- Relocation of signage does not reflect routing;
- Vehicles too wide for track;
- Already undertaken work without necessary authority;
- HCC Countryside Services had raised an objection in respect of the public rights of way and the byway change; and
- Urged the Committee to carry out further consideration of the application and to defer its decision or refuse the application.

At the conclusion of debate, the Committee agreed to defer determination of the application in order to enable matters related to the pipeline, health and safety and rights of way to be clarified.

Item 10: Demolish former day care centre and erect eight detached dwellings with associated access, parking and landscaping
The Grove Day Services, Hinton Fields, Kings Worthy
Case number: 18/02349/FUL

The Head of Development Management referred Members to the Update Sheet which set out: a correction to the applicant details to read: Fortitudo Limited, c/o Agent Chapman Lily Planning, Unit 5, Designer House, Sandford Lane, Wareham, BH20 4DY; an updated map; changes to the general comments, the proposal, the principle of development, design and layout, conditions and Appendix 1 to the report; and clarification of the number of representations of objection received.

During public participation, Jo Newbery and Anthony Lee, spoke in objection to the application, Councillor Ian Gordon (Kings Worthy Parish Council), Sylvia Leonard (Agent) and Brett Spiller spoke in support of the application and all answered Members' questions thereon.

During public participation, Councillor Porter spoke on this item as Ward Member. In summary, Councillor Porter raised the following points:

- Speaking on behalf of residents, some local groups and as Chairman of Kings Worthy Pre-school Committee;
- Housing will be 'inserted' into the school site which has doubled in size over the past seven years;
- Catchment area three miles long and this was a one mile road, therefore it was considered inevitable that land would be used for parking;
- Management plan is welcomed;
- Concerns that access from 0830-1530 hours but also used during evenings for community use;
- Route into school narrow – cars leave the school past the site and therefore movements will be severely restricted;
- Vehicle restrictions should be put in place during school hours to reduce the impact on the school and for pupil safety during these times;
- Yellow lines ignored resulting in poor site lines;
- Disappointed site has to open onto Hinton Fields as traffic at the site was minimal prior to this; and
- Seeking an access plan for six days a week, instead of five and a mix of smaller houses to generate less traffic overall.

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

Item 12: Demolition of existing garages and construction of two semi detached 1.5 storey houses
Flat 1A, The Police Station, Dolphin Hill, Twyford, SO21 1PU
Case number: SDNP/18/05355/FUL

The Head of Development Management referred Members to the Update Sheet which set out additional comments from the Council's Drainage Engineer with a revision to Condition 6 and an update to Landscape maintenance with a revision to Condition 8

In addition, a verbal update was provided setting out an email that had been received from Councillor Cook as Ward Member which reiterated support for the application.

During public participation, Simon Cooper spoke in objection to the application and Derek Steele (WCC New Homes Team) spoke in support of the application and all 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.

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

Item 13: Change of use from existing barn building with permanent warden accommodation to residential use and erection of toilet & shower block (Amended).

Two Hoots Campsite, The Oak Barn, Sutton Wood Lane, Bighton, SO24 9SG
Case number: 18/02331/FUL

The Head of Development Management referred Members to the Update Sheet which set out that not all committee notification letters had been delivered correctly and that the applicants had been sent a copy of this via email accordingly.

During public participation, David Parham (Applicant) spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Griffiths spoke on this item as Ward Member. In summary, Councillor Griffiths raised the following points:

- Successful business in the District which had experienced an increase in bookings over the last year;
- Received funding from the LEADER programme as a valued asset which was supported by the local community;
- There was now a need for the applicants to reside on site with no increase to the footprint of the building but offering an improvement to their health and wellbeing;
- The applicants were not seeking to increase camping so there was no need to remove further sewage;
- The Council were keen to retain and encourage rural business and considered that this application should be supported; and
- Considered that this application met Policies DM10 to DM12.

At the conclusion of debate, the Committee agreed to grant permission for the following reason: the application adheres to Policy DM10 of the Local Plan Part 2 (LPP2) as an essential facility and service in the countryside with a functional need to live on site to service the needs of the business, subject to an appropriate planning condition to ensure that the occupants of the residential accommodation are linked through their employment at the campsite (operational requirement) and adequate drainage and operational condition. The precise wording of these conditions to be delegated to the Head of Development Management, in consultation with the Chairman

RESOLVED:

1. That the decisions taken on the Planning 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 7, the planning application was withdrawn on 4 January 2019;

(ii) That in respect of item 8, permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet, subject to the removal of Permitted Development Rights for the 3no. dwellings proposed;

(iii) That in respect of item 9, the determination of the application be deferred, in order to enable matters related to the pipeline, health and safety and rights of way to be clarified; and

(iv) That in respect of item 13, permission be granted for the following reason: the application adheres to Policy DM10 of the Local Plan Part 2 (LPP2) as an essential facility and service in the countryside with a functional need to live on site in order to service the needs of the business, subject to an appropriate planning condition to ensure that the occupants of the residential accommodation are linked through their employment at the campsite (operational requirement) and adequate drainage and operational condition. The precise wording of conditions to be delegated to the Head of Development Management, in consultation with the Chairman.

3. **CONFIRMATION OF TREE PRESERVATION ORDER 2228 - LAND AT WHITELEY LANE, FAREHAM**
(Report PDC1124 refers)

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2228 be confirmed.

The meeting commenced at 9.30am, adjourned between 1:00pm and 2.00pm and concluded at 3.00pm.

Chairman