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PLANNING COMMITTEE

Thursday, 23 May 2019

Attendance:

Councillors
Evans (Chairperson)

Bronk
Clear
Cunningham
Laming

McLean
Ruffell
Read
Rutter

Others in attendance who addressed the meeting:

Councillors Bentote, Horrill, Lumby, Miller and Porter

Others in attendance who did not address the meeting:

Councillor Pearson

1. **APPOINTMENT OF VICE-CHAIRMAN FOR 2019/20**

RESOLVED:

That Councillor Rutter be appointed Vice-Chairperson of the Committee for the 2019/20 Municipal Year.

2. **DISCLOSURES OF INTERESTS**

Councillor Rutter declared a personal (but not prejudicial) interest in respect of Item 10 (Homewell, 7 Bereweek Road, Winchester) as the applicant was an associate. Councillor Rutter clarified that the applicant was a Member of the same political party and that they had both participated in the same event during her mayoral year. Due to the length of time since their last communication (approx. 18 months), Councillor Rutter stated that she would participate in the discussion and vote thereon and was able to consider the application objectively.

In addition, Councillor Rutter declared a personal (but not prejudicial) interest in respect of Item 14 (Abbots Worthy House, Martyr Worthy Road, Abbots Worthy) as the objector was known to her. Councillor Rutter took part in the discussion and vote thereon.

Councillor Cunningham made a personal statement in respect of item 11 (Trackway Access, Humber Down Lane, Sutton Scotney), that he had listened to the concerns of residents. However, he had raised no comment about this particular application and took part in the discussion and vote thereon.

In respect of Item 12 (Front Depot, Lower Lane, Bishops Waltham), Councillor McLean stated that he had predetermined the application as he had been involved in discussions regarding the proposal when lobbied by local residents in this capacity as Ward Member. Councillor McLean sat apart from the Committee during the determination of this application, taking no part in the discussion or vote thereon.

At the invitation of the Development Manager, the Committee had visited the site relating to Item 14 on 21 May 2019, to assist them in assessing the proposal in relation to its setting. The site visit was attended by Members present on the Committee.

3. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 11 April 2019, be approved and adopted.

4. **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 Report PDC1134.

5. **PLANNING APPLICATIONS (PDC1134)**

A copy of each planning application decision is available to view on the Council's website under the respective planning application.

APPLICATIONS OUTSIDE THE AREA OF THE SOUTH DOWNS NATIONAL PARK (WCC):

6. **GRAVEL HILL FARM, GRAVEL HILL, SHIRRELL HEATH, SOUTHAMPTON**

Item 8: Full planning application for the change of use of the existing B2 Industrial Unit to a flexible B1c/B2/B8 use.

Gravel Hill Farm, Gravel Hill, Shirrell Heath, Southampton

Case number: 19/00001/FUL

The Development Manager referred Members to the Update Sheet which set out in full an amendment to Condition 5 in respect of delivery hours.

During public participation, James Cain and Parish Councillor Jim Coleman (Shedfield Parish Council) spoke in objection to the application and Jim Beaven spoke in support of the application and all answered Members' questions thereon.

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

In summary, Councillor Bentote raised the following points:

- Existing heavy traffic issues;
- Queried the volume of traffic movements per day
- Restrictions in place on nearby Watsons diary
- Urged the Committee to reject the application until restrictions were in place to make the change of use viable.

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 an additional condition that access be granted via the primary access route only. The precise wording of conditions to be delegated to the Development Manager, in consultation with the Chairman.

7. **CROMWELL HOUSE, 15 ANDOVER ROAD, WINCHESTER**

Item 9: Application Reference Number: 76/00179/OLD Date of Decision: 22/7/1976: Condition Number(s): 9: Condition(s) Removal: (Amended Description) Removal of Condition that requires parking be made available for residents of 15-23a Andover Road
Cromwell House, 15 Andover Road, Winchester
Case number: 19/00618/FUL

The Development Manager referred Members to the Update Sheet which set out a clarification that Condition 2 of the original permission has been retained as condition 1 within this recommendation. The other outdated/no longer relevant conditions have not been retained.

During public participation, Chris Hickey 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.

8. **HOMEWELL, 7 BEREWEEKE ROAD, WINCHESTER, SO22 6AN**

Item 10: Demolition of existing garage, store and utility room. Single storey extension to the front of the existing house. Alterations to the roof and fenestration of the existing house. New dwelling on the land to the rear
Homewell, 7 Bereweeke Road, Winchester
Case number: 18/02927/FUL

The Development Manager referred Members to the Update Sheet which set out clarification of the number of objections received and an amendment to paragraph 6 of the report that the laurel boundary hedge had been in situ for a number of years and was well established. '

During public participation, Alison Newton-Price and James Clay spoke in objection to the application and Jeremy Tyrell (agent) and Colin Dickens (applicant) spoke in support of the application and all answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons set out in the Report and the Update Sheet.

9. **TRACKWAY ACCESS, HUNTON DOWN LANE, HUNTON, SUTTON SCOTNEY**

Item 11: Retrospective Application for New Farm Access and Access Trackway Access, Humber Down Lane, Hunton, Sutton Scotney Track
Case number: 18/01917/FUL

The Planning Case Officer confirmed that the application had previously been deferred by the Committee for clarification over the pipeline and information on any safety implications which had now been obtained and satisfied.

During public participation, Andrew Klemz (agent) and Steve Jenkins (transport engineer) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Horrill raised the following points:

- Representing the concerns of residents;
- Clarity was sought regarding the gas pipeline and how this had been impacted by the road which had not been adequately addressed;
- Now known that the applicant had not undertaken any consultation;
- Good news that remedial work had been undertaken which had been confirmed as satisfactory via the HSE (Health and Safety Executive);
- Byway on site – completely changed. Track accessible via access on Weston Down Lane;
- Damage to verges on single track lane;
- If minded to approve, suggest this be subject to weight and width restriction of vehicles using Weston Down Lane as safety issues were further exacerbated by Heavy Goods Vehicles using the track.

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.

10. **FRONT DEPOT, LOWER LANE, BISHOPS WALTHAM, SO32 1AS**

Item 12: (AMENDED PLANS 05.02.2019) Demolition of existing depot and construction of new modern steel framed 3 bay unit and associated parking and planting
Front Depot, Lower Lane, Bishops Waltham
Case number: 19/00077/FUL

The Development Manager referred Members to the Update Sheet which set out details on the removal of Conditions 7 and 8, the amalgamation of Conditions 3 and 10 re: lighting and outlined in full the necessary amendments and re-numbering of the remaining Conditions.

In addition, a verbal update was provided stating that Condition 9 should read May 2019 and not April 2019.

During public participation, Margaret Jefferies and Rosemary Easton spoke in objection to the application and Kevin Warren (Winchester City Council - applicant) spoke in support of the application and all answered Members' questions thereon.

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

In summary, Councillor Miller raised the following points:

- Involved in the application from the start due to his former position as Portfolio Holder for Estates to make use of this Council asset;
- The proposal offered a modern, new and improved use of the site with over 50 enquires already received regarding these units;
- Removal of a tree on site due to safety grounds;
- Urged the Committee to support the application.

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 an amendment to condition 3 to address internal and external lighting spillage and that condition 5 be updated to reflect Public Holidays and Bank Holidays. The precise wording of conditions to be delegated to the Development Manager, in consultation with the Chairman.

APPLICATIONS INSIDE THE AREA OF THE SOUTH DOWNS NATIONAL PARK (SDNP):

11. ABBOTS WORTHY HOUSE, MARTYR WORTHY ROAD, MARTYR WORTHY, SO21 1DR

Item 14: (Amended Plans) Removal/variation of condition 2 of approved planning permission. Application Reference Number: SDNP/18/00679/FUL
Abbots Worthy House, Martyr Worthy Road, Abbots Worthy
Case number: SDNP/19/01331/CND

The Development Manager referred Members to the Update Sheet which set out an amendment to the approved plans list; a change to the application address to read Abbots Worthy instead of Martyr Worthy; and confirmation that the application had been re-advertised with amended plans on 8th May with no further representations received.

In addition, a verbal update was provided stating that the neighbour to the north at Well Cottage acknowledged the amendments to improve the dwelling. However, they still maintained their objection regarding the window size and detailing previously submitted.

During public participation, Julia Howland and Rose Burns spoke in objection to the application and Tracy Payne (agent) 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:

- Building well loved by residents which could be seen via the gated area.
- The site had received a number of changes over the decades and changed in aspect with the seasons;
- The most prominent window looked into the neighbouring property;
- Need to be mindful of the use of materials in this historic building due to changes in its appearance and historic nature.

At the conclusion of debate, the Committee agreed to refuse permission for the following reason: Contrary to Policy CP13 or South Downs National Park Plan Policy SP5 (f) due to its architectural design, height and mass.

The precise wording of conditions to be delegated to the Development Manager, in consultation with the Chairman.

12. **LAND BETWEEN ALTON ROAD AND MARLANDS LANE, WEST MEON**

Item 15: Erection of dwellinghouse with access onto Marlands Lane
Land between Alton Road and Marlands Lane, West Meon
Case number: SDNP/18/05415/FUL

During public participation, Aaron Smith (agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Lumby raised the following points:

- Urged the Committee to look at the principle of development and consider whether the proposal was a suitable form of development or not;
- Considered that an appeal would be submitted if the application was refused;
- The area is surrounded by Housing and the area to the north is an exception site;
- The application site is a hidden eyesore of no benefit to the South Downs National Park and on balance, supported the development.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons and subject to the conditions and informatives set out in the Report.

APPLICATIONS OUTSIDE THE AREA OF THE SOUTH DOWNS NATIONAL PARK (WCC):

13. **DRAKES BOTTOM, DIRTY LANE, HAMBLEDON, PO7 4QT**

Item 16: Construction of a 40m x 20m outdoor riding arena for both private and commercial use. Change of use of existing equine stables to private and commercial livery and turning out of horses and exercise of horses on land at Drakes Bottom

Drakes Bottom, Dirty Lane, Hambledon

Case number: 19/00594/FUL

During public participation, Paul Harper and Sue Goldsborough 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.

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 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 an additional condition that access be granted via the primary access route only. The precise wording of conditions to be delegated to the Development Manager, in consultation with the Chairman;

(ii) That in respect of item 12, permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet, subject to an amendment to condition 3 to address internal and external lighting spillage and that condition 5 be updated to reflect Public Holidays and Bank Holidays. The precise wording of conditions to be delegated to the Development Manager, in consultation with the Chairman; and

(iii) That in respect of item 14, permission be refused for the following reason: Contrary to Policy CP13 or South Downs National Park Plan Policy SP5 (f) due to its architectural design, height and mass. The precise wording of conditions to be delegated to the Development Manager, in consultation with the Chairman.

14. **CONFIRMATION OF TREE PRESERVATION ORDER TPO2242 - LAND OFF OF ORCHARD CLOSE ALRESFORD**

(Report PDC1130 refers)

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

- Matter of principle – site on a large green in a significantly sized estate – section retained where the trees are;
- Site put up for auction with residents having safeguarded the tree and its amenity value. The application for the confirmation of the TPO is supported.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2242 be confirmed.

15. **PLANNING APPEALS**
(Report PDC1135 Refers)

The Committee gave consideration to the report which provided a summary of the development management and enforcement appeals received for the period 1 July 2018 to 31 March 2019.

RESOLVED:

That the report be noted.

16. **MEMBER BRIEFING UPDATE - ESSO SOUTHAMPTON TO LONDON PIPELINE PROJECT**
(Report PDC1136 refers)

The Committee gave consideration to a Report which provided an update on the background and current status of the Esso Southampton to London Pipeline National Strategic Infrastructure Project (NSIP) which was currently under. The project was currently under consideration by the Council for a level of officer delegation to be agreed, in consultation with the Cabinet Member.

RESOLVED:

1. That the report be noted; and
2. That Members agree to delegate to officers, in consultation with the Cabinet Member for Built Environment and Wellbeing, the full role of responding to the planning inspectorate with regard to the Councils responsibilities as one of the host authorities for the Esso Southampton to London Pipeline Project.

The meeting commenced at 9.30am, adjourned between 12.45pm and 2.00pm and concluded at 4.10pm.

Chairman

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