

PLANNING COMMITTEE

19 April 2018

Attendance:

Councillors:

Ruffell (Chairman) (P)

Clear

Evans (P)

Gottlieb (P)

Izard (P)

Jeffs (P)

Laming (P)

Read (P)

Tait (P)

Deputy Members:

Councillor Rutter (Standing Deputy for Councillor Clear)

Others in attendance who addressed the meeting:

Councillor Porter

Others in attendance who did not address the meeting:

Councillor Bell, Brook (Portfolio Holder for Built Environment) and McLean

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 15 March 2018, be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1105 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 PDC1105.

In respect of Item 3 (Franklyns Fish Farms Ltd, Drive Lane, Alresford), Councillor Jeffs advised that he had predetermined the application as he had been in discussion with residents and the Parish Council regarding the proposal. Councillor Jeffs spoke as a Ward Member and sat apart from the Committee during the determination of this application.

Councillor Read made a personal statement in respect of Item 4 (Land between Clarendon House and Woodcroft Farm, Anmore Road, Denmead) that, many years ago (1983) he was involved on behalf of the Parish Council in negotiating an agreement between the Council, Hampshire County Council (HCC) and Denmead Parish Council of the specification/clarification of a parcel of land as part of the Strategic Gap (as it was then).

In respect of Item 5 (Ourlands, Mayles Lane, Knowle), Councillor Evans advised that she had predetermined the application as she had raised previous objection to past applications at the site. Councillor Evans spoke as a Ward Member and sat apart from the Committee during the determination of this application.

Councillor Rutter declared a personal (but not prejudicial) interest, in respect of Item 7 (Chilcomb St Swithun, Stratton Road, Winchester) as the Applicant was known to her in the capacity as an acquaintance. She spoke and voted on this item thereon.

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

Item 1: Demolition of the existing public house and construction of 4.no dwelling houses with associated access, parking and landscaping.

The Woodman Inn, Winchester Road, Upham

Case number: SDNP/17/05776/FUL

The Head of Development Management referred Members to the Update Sheet which stated that: the agent had written to Members on behalf of the Applicant setting out key facts and outlining the way the proposal had been prepared in consultation with Officers. The letter raised no new issues; An amended plan 'Plot 1 Elevations (P12 A)' has been submitted setting out the provision of flint panels to the south elevation of the dwelling at Plot 1. However, it was further considered that the dwelling did not make a positive contribution to the character of the area; and that two additional letters of objection had been received.

In response to questions from Members, the Council's Historic Environment Team Leader clarified that the current building had been considered at a later stage as an undesignated heritage asset. It was confirmed that the building was not of a listed building quality, but did contribute to local distinctiveness and was therefore considered to have significant scope to enhance its historic appearance, resulting in its consideration as a heritage asset.

During public participation, Gwyn Halsall and David Ash (Upham Parish Council) spoke in objection to the application and Bryony Stala and Mark Benzie spoke in support of the application and answered Members' questions thereon.

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 and the Update Sheet.

Item 2: Construction of one dwelling, with associated parking and landscaping (Amended Plans – 06/03/2018)
The Coach House, Mill Lane, Abbots Worthy
Case number: SDNP/17/03382/FUL

The Head of Development Management referred Members to the Update Sheet which set out: one further letter of objection and five additional letters of support had been received; an updated response had been submitted by Historic Environment to include a condition regarding the protection of the land; concern raised regarding the quality of the amended plans received 6 March 2018 which had been addressed by a revised site plan (800/100) and floor plans/elevations plan (800/09) submitted prior to the preparation of the Report; updated plans have since been submitted as follows: Site Section (800/13); Street scene plan; and garden design plan; and the rationale behind the proposed garden design.

In response to questions from Members, the Council's Highways Engineer confirmed that the use of mirrors on the highway was contrary to Hampshire Highways Policy and as such the original mirror had been removed. However, another mirror had recently been installed to the opposite side of the road in Mill Lane.

During public participation, Mr Abbot spoke in objection to the application and Andrew Partridge spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Porter stated that she supported the concerns raised in the letters of objection and considered that no serious accidents had taken place on Mill Lane essentially as a result of the mirror that had been installed, which had been removed by Hampshire Highways. This had subsequently been replaced with an alternative mirror sited in an inferior position where it provided reduced safety at the junction. She considered that a reduction in the speed limit of the road would help considerably. Councillor Porter considered that the closure of the way alongside the application site would result in noise vibration, which would be exacerbated by the high building proposed and as a result, the opening up of the gate would help this issue considerably. In conclusion, Councillor Porter queried why no contribution had been made towards affordable housing and considered that the application should be reconsidered to align with South Downs National Park Policy.

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 and the completion of a S106 agreement to secure a strategy for the long term maintenance of the Grade II listed boundary wall.

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

Item 3: Siting of mobile home for a period of 3 years to house agricultural worker

Franklyns Fish Farms Ltd, Drove Lane, Alresford

Case number: 17/02115/FUL

During public participation, Anthony Gay spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Jeffs stated that he spoke in support of the Applicant, Mr Gay, who was the owner of the well established fish farm in a secluded location which had proved itself to be a viable and well run family business supplying across the South of England. He reported that Mr Gay resided on site where necessary measures were required to continuously check the quality of the product such as checking the stock, flow of feed water etc.

Councillor Jeffs stated that Mr Gay's son was a Director of the business who also resided on site and that Mr Gay was now looking to pass on his responsibilities onto a young farm worker to carry out the heavy and lengthy manual work on site that was required to ensure the continued smooth running of the business. The farm worker was a graduate of Sparsholt College who travelled daily from Bournemouth to work and the proposal was to provide a mobile home on site to house the worker so he was available on site when required to carry of the needs of the business.

Councillor Jeffs referred to the assessment carried out by Bruton Knowles and to the three conditions set out. Conditions A and B relating to the running of the enterprise were compliant. However, Condition C stated that the business did not meet the functional requirements. Councillor Jeffs made reference to Policy DM11, stating that there was a functional need that cannot be met. An assessment of available properties within a one mile radius of the site had been carried out with the lowest rental available being £675pcm. Councillor Jeffs stated that due to affordability and proximity, owning or renting off site were 'out of reach' for the young farm worker and was not considered a viable option.

In conclusion, in the absence of objection from other parties, other than the outcome of the Bruton Knowles assessment of Condition C, Councillor Jeffs urged the Committee to approve the application.

Members asked questions of the Bruton Knowles representative, Richard Brogden, who explained the functional need and the basis for their assessment.

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

Item 4: Construction of below ground pumping station, substation, creation of SUDS pond and land drain together with associated boundary treatments and landscaping scheme (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Land between Clarendon House and Woodcroft Farm, Anmore Road, Denmead

Case number: 17/03040/FUL

The Head of Development Management referred Members to the Update Sheet which set out: an error to Paragraph 2 of the 'Proposal' in relation to the measurements of the SUDs pond which should read ...83m in width and 76m in length at the widest points; and an addition to Condition 13 to read...'No development on the cross section between the development and Bridleway Route 42 shall commence until details have been submitted and approved in writing by the Local Planning Authority. The details must include specification of the surface treatment used on the crossing. Development must then continue in accordance with the approved plans'.

In addition, a verbal update was provided to that set out in 'Other Matters' in the Report. Drainage information from the development to be provided to HCC as the lead authority had now been submitted. However, this information was currently with the engineers at HCC who could not provide an adequate response for the meeting. Therefore, if minded to grant permission to the application, the Committee noted that this would be subject to a satisfactory response from HCC as the lead authority.

During public participation, Kevin Andreoli (Denmead Parish Council) spoke in objection to the application and James Brewer 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, the Update Sheet and subject to a satisfactory response from HCC as the lead flood authority, as set out in the verbal update above.

Item 5: Variation of conditions no. 1 and 2 of planning permission reference number 15/02529/FUL to make the personal and temporary permission permanent, creating three Gypsy/Traveller plots each occupied by a mobile home, a touring caravan and an amenity/day room

Ourland, Mayles Lane, Knowle, Fareham

Case number: 17/02212/FUL

During public participation, Lorraine Rappe (Wickham Parish Council) spoke in objection to the application and Dr Angus Murdoch (Agent) spoke in support of the application and answered Members' questions thereon.

Dr Murdoch stated during his representation that, if minded to grant permission to the application, he would be content to offer an additional condition requiring that the access to the north of the site should never be used by his clients and should be blocked off for this purpose.

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

In summary, Councillor Evans stated that she was also speaking on behalf of her fellow Ward Members, Councillors Clear and Cutler in objection to this application. The application was situated in the Meon Gap between Fareham, Knowle and Wickham which she considered had suffered considerable erosion in the last few years with stables, children's education centres etc. Councillor Evans stated that the site should remain as a temporary permission for named persons on the site and as such had raised objection to the draft emerging document considering that it was wrong to give permanent permission for all temporary sites.

In conclusion, Councillor Evans stated that this was isolated development in the countryside and was against the Council's Policies and National Planning Policy Framework (NPPF) Paragraph 25 and urged the Committee to refuse 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; payment of the Solent Recreation Mitigation Partnership (SRMP) contribution to be secured by an appropriate s106 legal undertaking and details of how the access to the North of the site would be blocked off with the precise wording being delegated to the Head of Development Management to agree in consultation with the Chairman.

Item 6: Proposed new end terrace 3 bedroom house
23 Hubert Road, Winchester
Case number: 17/03151/FUL

A verbal update was provided which clarified that the sentence of page 82 of the Report referred to the rear elevation of number 23.

During public participation, Howard Teece spoke in objection to the application and Dr Yannis Kingdom 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 verbal update.

Item 7: (AMENDED PLANS AND DESCRIPTION) Chilcomb, St Swithun and Stratton House; Substantial demolition of existing building (with retention of the northern façade fronting Stratton Road) to facilitate the redevelopment of Stratton House/Chilcomb St Swithun to form:- 2 x 3 bedroom maisonettes and 4 x 2 bedroom maisonettes with associated car and cycle parking, refuse storage and access from Stratton Road – Construction of 2 x 4 bedroom detached dwelling houses on land to the west of Stratton House/ Chilcomb St Swithun, with associated car and cycle parking, refuse storage and access from Stratton Road.

Chilcomb St Swithun, Stratton Road, Winchester

Care number: 17/00923/FUL

A verbal update was provided stating that the viability assessment had been received from the Council's consultant. This had confirmed there would be a deficit, with no surplus available to contribute towards affordable housing on or off site.

During public participation, Peter Richardson and Dr Maxwell Wilson spoke in objection to the application and Robert Carter and Paul Bulkley 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 verbal update.

Item 8: Removal of minor landscaping areas to create 6 additional car parking spaces

Aldi Foodstore Ltd, 2 Burnett Close, Winchester

Care number: 17/03223/FUL

The Head of Development Management referred Members to the Update Sheet which set out an amendment to page 106 of the Report 'Proposal' in relation to the provision of two staff parking spaces which have since been withdrawn.

During public participation, Mr Wareham spoke in objection to the application and Dan Templeton spoke in support of the application and answered Members' questions thereon.

Following concerns expressed during public participation, the Committee wished to remind the Applicants of their obligation to have regard to the parent planning permission regarding deliveries, to ensure that these were not taking place during the peak store opening hours.

At the conclusion of debate, the Committee agreed to refuse permission for the following reasons, contrary to: DM15 of the Local Plan Part 2 (local distinctiveness); DM16 (site design criteria); Landscaping, as set out on Page 107 of the Report, with the precise wording being delegated to the Head of Development Management to agree in consultation with the Chairman.

Item 9: Extension and alterations to Coachman's Cottage and extensions and alterations to garage
6 West End Terrace, Winchester
Case number: 18/00049/HOU

The Head of Development Management referred Members to the Update Sheet which stated that a presentation had been received from the objector with a 'mock up' of the proposal superimposed. This had not been drawn to scale and was therefore an inaccurate representation.

During public participation, Charles Hampson spoke in objection to the application and Christian Ferguson spoke in support of the application and answered Members' questions thereon.

The Committee agreed to defer the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Wednesday 9 May 2018 at 10.30am. The Planning (Viewing) Sub Committee would visit the site in order to assess the proposed design of the dwelling in the context of its setting and relationship with neighbouring properties.

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 2, permission be granted for the reasons and subject to the conditions and informatives set out in the Report, the Update Sheet and subject to the completion of a s106 agreement to secure a strategy for the long term maintenance of the Grade II listed boundary wall;

(ii) That in respect of item 4, permission be granted for the reasons and subject to the conditions and informatives set out in the Report, the Update Sheet and subject to a satisfactory response from HCC as the lead flood authority, as set out in the verbal update above;

(iii) That in respect of item 5, permission be granted for the reasons and subject to the conditions and informatives set out in the Report; payment of the Solent Recreation Mitigation Partnership (SRMP) contribution secured by an appropriate s106 undertaking and details of how the access to the North of the site would be blocked off with the precise wording being delegated to the Head of Development Management to agree in consultation with the Chairman.

(iv) That in respect of item 8, permission be refused for the following reasons, contrary to: DM15 of the Local Plan Part 2 (local distinctiveness); DM16 (site design criteria); Landscaping, as set out on Page 107 of the Report, with the precise wording to be delegated to the Head of Development Management to agree in consultation with the Chairman; and

(v) That in respect of item 9, the decision be deferred to a meeting of the Planning (Viewing) Sub Committee to be held on Wednesday 9 May 2018 at 10.30am. The Planning (Viewing) Sub Committee would visit the site in order to assess the proposed design of the dwelling in the context of its setting and relationship with neighbouring properties.

3. **COUNCILLOR ERNEST JEFFS**

The Chairman announced that this was the last meeting to be attended by Councillor Ernest Jeffs, who it was noted would not be standing for re-election during the forthcoming Local Elections.

On behalf of the Committee, the Chairman thanked Councillor Jeffs for his hard work and service given to the Council since his election on 4 May 2000, and particularly his contribution as a Member of the Planning Committee (including as Chairman) over many years.

The Committee applauded Councillor Jeffs and gave their best wishes for the future.

4. **VOTE OF THANKS**

This being the last meeting of the Municipal Year, the Committee passed a vote of thanks to its Chairman, Councillor Laurence Ruffell.

The meeting commenced at 9.30am and adjourned between 12.35pm and 2.00pm and concluded at 5.40pm.

Chairman