



Planning Committee

Minutes of the Planning Committee Meeting held electronically on Monday 14th

September 2020 at 7.00pm.

Members Attending:

Cllr Langford (chair), Cllr Appleby, Cllr Percy, Cllr Riley, Cllr Legat, Cllr Rosewell

In Attendance:

Michelle Leadbitter-Allen (Clerk), Cllr Russel Gordon-Smith (WCC)

Absent:

Cllr Andrews, Cllr Moffatt, Cllr Stirrup, Cllr Jeffes

20.024 Apologies Received from:

Cllr Legat

20.025 Public Participation and Declaration of Interest:

There were no declarations of interest made.

20.026 Approve the minutes from 23rd July 2020

The [Minutes of the 23rd July 2020](#) were approved by all as a correct record of events.

Minutes to be signed in retrospect. There were no matters arising.

20.027 Premises Licence Application Crave Food Festival Discussion and Comment

Cllr Appleby said he would be writing his report for Itchen Valley News and would include thanks to everyone at the Parish Council that helped with the administration caused by this application.

Cllr Langford went on to explain that licence application had been withdrawn last Thursday and he had met with owners of Avington Park and 3 representatives from Crave as well as some residents of Avington earlier that day.

Crave had been told by WCC to submit the licence application which could be discussed and amended later. Cllr Langford reported that the Traffic Consultant had not attended the site until that day, and he did not believe that the Applicant or the Licensing Officer had either. Cllr Langford felt that its was extraordinary that the application had got to



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this point without much presentation & thought.

Cllr Langford thought that the Parish Council should write to complain to the Licensing Officer, encouraging them to complete due process, before the application is officially made.

Cllr Langford read through a draft letter outlining the parish's views and grievance.

Cllr Langford believes that Northington parish have had a similar problem with licensing.

Cllr Gordon-Smith is on the Licensing Committee at Winchester City Council and mentioned that traffic management is not a statutory objective and is usually dealt with by the traffic department. Cllr Langford disagreed stating that routing thousands of vehicles through Easton was not in the interest of public safety.

Cllr Riley thought it possible that traffic was not a consideration for Licensing Officers at Winchester City Council as they were not used to the problems traffic and noise can cause to people residing in villages. Cllr Riley agreed felt that the letter should be sent to the Chairman of the Licensing Committee at Winchester City Council as well as the Chief Executive Laura Taylor.

Action: Cllr Gordon-Smith to forward Chairman of Licensing contact details and Director of Licensing to Clerk

Action: Clerk to send letter to Director of Licensing at Winchester City Council, Caroline and copy in Chief Executive.

Action: Cllr Langford to contact Crave and ask them to present to the parish council before submitting their next application.

Members discussed the problems the volume of traffic would cause going along single track lanes and through villages and that routes from the north would be best suited for this type of event. Cllr Langford referenced that the Avington Park car boot sale traffic had caused chaos going through the village.

20.028 Consultations for Discussion

- a) [Changes to the current planning system](#) deadline: will close at 23.45 on Thursday 1st October 2020.
- b) [Planning for the future - the planning white paper](#): deadline for responses 15 October)
deadline: approx. end of October 2020 (runs for 12 weeks from 6 August)
- c) [Transparency and competition](#): a call for evidence on data on land control deadline:
11:45pm on 30 October 2020

Discussion document produced by the Government. Cllr Langford summarised the plan



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for members.

Basic structure is that Local Authorities will be given requirements for housing & employment based on an algorithm loosely based on house prices in the area. i.e. If house prices in area are more than 4 times the average salary in your area, you will be required to produce more houses.

The current national requirement is 150,000 houses a year, this change proposes 300,000 houses a year. Winchester City Council will therefore be given an increased housing requirement

Local plans will be replaced with maps divided into 3 areas which will be zoned as Growth Areas, Renewal Areas and Protected Areas. Sites within growth areas in a local plan would 'automatically' have outline planning permission. Consent can be granted through permission in principle, a full planning application, or a Local /Neighbourhood Development Order within Renewal Areas. There will be a statutory presumption in favour of planning permission for specified uses which meet the design code and other prior approval requirements. In Protected Areas full planning permission will be required but this does not mean development will not be permitted. .

There is 2 ½ year time limit on completion of the new Local Plans, with a year long public consultation included in this. Cllr Riley said that Local Authorities who were in the process of completing their Local Plan would have 42 months to submit their Plans, however as Winchester City Council had not yet submitted theirs and South Downs National Park had already submitted theirs, both authorities will have 30 months to complete and submit a new Local Plan.

The current system of Section 106 agreements and CiL will be replaced with a Housing Infrastructure Levy, which will be paid at point of occupation not development commencement. Local authorities will be permitted to borrow against future receipts to forward fund infrastructure. This will give them more flexibility to spend money on affordable housing.

There was discussion about how the development rules would affect the area of the parish within the South Downs National Park and the area directly outside it. Although the South Downs National Park (SDNP) area would likely be protected, the land directly outside would not be and therefore there would be a possibility of building on the perimeter of the Park. Members thought it would be useful if the SDNP could explain what the implications would be inside the Park.

Action: Cllr Riley to find details of who to contact and follow up with SDNP.



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Cllr Gordon-Smith felt that an Itchen Valley Parish Council Neighbourhood Plan would be a good defense against the proposed changes to the planning regulations.

Action: Cllr Langford to draft a response to 'Changes to the current planning system' consultation on behalf of Itchen Valley Parish Council. Response to state that the South Downs National Park should not be used to provide any of the additional housing requirements.

20.029 Note Pre-planning application Consultation:

Installation of Telecommunications Equipment at BT Pole STICHAB-15-01A, Grass Verge close to Tilly's Haven, off Station Hill, Itchen Valley

Members noted the pre-application.

20.030 Planning Applications Received up to 7th September 2020

i. **Application:** [SDNP/20/03477/HOUS](#)

Location: Tudor Thatch Avington Park Lane Easton Winchester Hampshire SO21 1EE

Proposal: Replacement of existing detached garage with an oak framed garage/garden room

Comment: Object

Tudor Thatch is a Listed dwelling within the Easton conservation area and is an important contributor to this. Easton is on the English Heritage Conservation Areas at Risk register 2019 with a trend of "deteriorating" and we would like to see developments in Easton that change this to "improving"

This development replaces a 31m² building with a 105m² (approx.) building, whilst of sympathetic design this massive increase alters the characteristics of this part of the conservation area and should be refused. It is overdevelopment of the site and will dominate and overpower setting of the Listed Tudor Thatch. There will be loss of light to neighbouring properties

This is a building in the floodplain

Action: Cllr Langford to look for pre-application, if it is negative the Council would support this.

Action: As Heritage Champion for Winchester Cllr Gordon-Smith offered to submit a letter about the historic significance of this site.

ii. **Application:** [SDNP/20/03172/HOUS](#)



Location: 3 Baring Close Itchen Abbas SO21 1BL

Proposal: Construction of a new garage in the front garden of the property

Comment: Object

The siting of this garage adversely alters the street scene of this cul de sac. If there is going to be a street redesign it should be coordinated with the neighbouring properties, of which nine out of the twelve are believed to be owned by WCC as local authority housing.

The garage will reduce the availability of on street parking by more than it provides. We are informed that this property already has a garage nearby in the garage block, and so will this building be used as one or for storage/workshop.

The design is very utilitarian and does not contribute to the setting. The roof pitch is too shallow for tiles and looks odd. This small group of houses is in the National Park where we are being encouraged to “build beautiful”.

iii. **Application:** [SDNP/20/02637/TPO](#)

Location: Willowmead House Church Lane Easton SO21 1EH

Proposal: Crown lift by removal of lowest branch over driveway & grass area, to balance crown & improve shape of tree. reduce over extended branches in crown to improve symmetry & reduction of top height by approximately 2m to reduce wind loading on lower main union.

Comment: No Comment

iv. **Application:** [SDNP/20/03644/HOUS](#)

Location: The Mill House Avington Lane Itchen Abbas SO21 1BJ

Proposal: Proposed Relocation and replacement garage, removal of existing stable building and associated driveway works

Comment: Support

v. **Application:** [SDNP/20/03666/HOUS](#)

Location: The Old School House Church Lane Easton SO21 1EH

Proposal: Demolish the garage and the recent north extension.

Extend the two-storey north gable to match existing.

Remodel the existing utility room by replacing the roof with a lower pitched roof,

blocking off the rear doorway and replacing the other door and windows with new.

Construct a single-storey extension to the rear of the property.



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Reinstate original brick detailing and original windows.

Carry out internal alterations.

Construct garden wall (1.2m high) with pleached tree hedge behind for privacy between front courtyard & rear garden

Remove two ornamental Malus Trees.

Comment: No Comment

20.031 Items for consideration for next meeting (Full Council 1st October 2020)

- a) [Changes to the current planning system](#) deadline: will close at 23.45 on Thursday 1st October 2020.
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- c) [Transparency and competition](#): a call for evidence on data on land control deadline: 11:45pm on 30 October 2020

20.032 Date and Time of following meeting:

Date: Thursday 15th October 2020 at 7.00 pm.

Location: Electronic – public welcome, please contact clerk for entry.

The meeting was closed at 8.19 pm