

PLANNING DEVELOPMENT CONTROL COMMITTEE

8 March 2006

Attendance:

Councillors:

Busher (Chairman) (P)

Baxter (P)

Bennetts (P)

Beveridge (P)

Davies (P)

Evans

Jeffs (P)

Johnston (P)

Lipscomb (P)

Mitchell (P)

Pearce (P)

Pearson (P)

Read (P)

Saunders (P)

Sutton (P)

Deputy Members in attendance:

Councillor Bidgood (Standing Deputy for Councillor Evans)

Others in attendance who addressed the meeting:

Councillors Tait

1. **DEVELOPMENT CONTROL APPLICATIONS**

(Report PDC616 refers)

The Schedule of Development Control Decisions arising from the consideration of the above Report is circulated separately and forms an appendix to the minutes.

Councillor Beveridge declared a personal (but not prejudicial) interest in respect of items 3 and 5, as he was a member of the City of Winchester Trust which had commented on these applications and he spoke and voted thereon.

Councillor Davies declared a personal (but not prejudicial) interest in respect of items 3 and 5, as he was a member of the Council of the City of Winchester Trust which had commented on these applications and he spoke and voted thereon.

In the public participation part of the meeting, the following items were discussed:

Item 3: 59 Berewecke Aveneue, Winchester SO22 6EP

Case Number: 05/02877/FUL Reference Number: W13299/02

Mr Fell spoke in objection to the application. Following debate, the Committee agreed that the Viewing Sub-Committee should visit the application site to consider the relationship between the proposed and existing buildings, the impact of the development on the gardens of neighbouring properties and highway issues.

Item 4: Westfield, Beggars Drove, Sutton Scotney, Winchester SO21 3LL
Case Number: 05/02517/REM Reference Number: W00179/11

Mr Johns spoke in objection to the application and Mr Oakley (the applicant's agent) spoke in support. During debate on the proposed sewerage treatment and drainage works, the Director of Development stated that, subsequent to the publication of the Report, Environmental Health had raised no objections to the application. Following debate, the Committee resolved to grant planning permission as set out, subject to an additional condition to ensure suitable sound proofing of the sewerage pump.

Item 5: British Red Cross Society, Durngate House, Durngate, Winchester SO23 8DX
Case Number: 05/02372/FUL Reference Number: W02445/21

At the invitation of the Chairman, Councillor Tait spoke against the application on behalf of Mr Lovegrove, who was unable to attend the meeting. In summary, Councillor Tait raised concerns regarding the proximity of the site to the Conservation Area and the Winnall Moors (a Site of Special Scientific Interest), and the size and design of what would be a landmark building. Councillor Tait also explained that had Mr Lovegrove been able to attend the meeting, he would have notified Members of a petition he had raised containing 65 signatures against the application and that there were concerns within the community about the proposed use of the application site. Mr Smith (on behalf of the applicant) spoke in support of the application.

The City Secretary and Solicitor explained that the Report had omitted to mention the City Council's ownership of the application site and that in May 2004, Cabinet had agreed to lease the land to the applicant (the Trinity Centre) for a nominal rent.

Following debate, the Committee resolved to grant planning permission subject to the conditions as set out and the rewording of Condition 6 so that it makes specific reference to a bat survey.

With regard to items that were not subject to public participation, the following changes to the Report's recommendations were made:

Item 1: Halden Williams, Bank House, Bank Street, Bishops Waltham SO32 1AN
Case Number: 05/03026/FUL Reference Number W19865

Following debate, the Committee resolved to grant planning permission as set out, subject to an additional condition to clarify that the change of use related to only part of the building.

RESOLVED:

1 That the decisions taken on the Development Control Applications, as set out in the schedule which forms an appendix to the minutes, be agreed.

2 That in respect of item 1 – Halden Williams, Bank House, Bank Street, Bishops Waltham - planning permission be granted and authority be delegated to the Director of Development to agree an additional condition to clarify that the change of use related to only part of the building.

3 That in respect of item 3 - 59 Berewecke Avenue, Winchester - a Planning Development Control (Viewing) Sub-Committee visit the application site at 9.30am on Monday 20 March 2006. Following the site visit,

the Sub-Committee to reconvene at the Guildhall, Winchester at 11.00am to determine the application. The membership of the Sub-Committee was agreed as Councillors Busher, Davies, Beveridge, Johnston and Read.

4 That in respect of item 4 – Westfield, Beggars Drove, Sutton Scotney, Winchester - planning permission be granted and authority be delegated to the Director of Development to agree an appropriate condition to ensure sound proofing of the sewerage pump.

5 That in respect of item 5 – British Red Cross Society, Durngate House, Winchester - planning permission be granted and authority be delegated to the Director of Development to agree an amendment to Condition 6 to make specific reference to a bat survey.

The meeting commenced at 9.30 am and concluded at 12.15 pm.

Chairman