

**EXTRACT OF MINUTES OF**  
**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**8 March 2012**

Councillors:

Jeffer (Chairman) (P)

Berry (P)

Clear (P)

Evans (P)

Izard

Johnston (P)

Laming (P)

McLean (P)

Pearce (P)

Read (P)

Ruffell (P)

Tait (P)

Deputy Members:

Councillor Rutter (Standing Deputy for Councillor Izard)

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Item 4: 1 single story building containing two classrooms and WC facilities to replace existing single storey armoury building to the south – Peter Symonds College, Owens Road, Winchester – Case Number 11/03052/FUL

The Head of Planning Management drew attention to the Update Sheet, which clarified that one of the letters of objection to the application had included a petition signed by 29 residents. This was noted.

Ms Abbiss (resident) and Councillor Hutchison (a Ward Member) spoke against the application and Mr Hargraves (agent for the applicant) spoke in support.

In summary, Councillor Hutchison reported that although he recognised that the College wished to expand, this should not be to the detriment of local residents. The nearest residential property to the application site was only 6 metres away and others 30 – 40 metres away. Therefore, the proposal was likely to cause detriment to their residential amenity as a result of noise from congregating pupils. Councillor Hutchison also raised concerns over the design and scale of the new building in this predominately residential area. He suggested that, if permission was granted, additional conditions be applied to ensure that any potential change of use of the building be subject to further planning permission; that the classrooms not be used for music lessons; and that classrooms should not be used outside of term time.

In response, the Head of Planning Management advised that the additional conditions as suggested could be imposed. It was also demonstrated why officers considered the design and scale of the new building was acceptable

and was not overbearing. Members were reminded that the Council's Environmental Protection Team had not raised any concerns with regard to noise impact from the new classrooms.

Following discussion, the Committee agreed that the application should be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Wednesday 28 March 2012. This was because Members did not consider it possible to determine the application without first visiting the site, to assess its proximity to neighbouring properties and to better understand how the new building would relate to existing dwellings, in terms of its design and scale and the potential for noise generation and disturbance.

**RESOLVED:**

That, in respect of Item 4 (Peter Symonds College, Owens Road, Winchester) the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Wednesday 28 March 2012