

**PLANNING (VIEWING) SUB-COMMITTEE**

**16 February 2016**

Attendance:

Councillors:

Ruffell (Chairman) (P)

Dibden (P)  
Evans  
Izard (P)  
Jeffs (P)

Johnston (P)  
McLean (P)  
Scott (P)  
Tait

Officers in attendance:

Mrs J Pinnock – Head of Development Management  
Ms F Sutherland – Planning and Information Solicitor  
Mrs H Parvin – Historic Environment Officer

**Proposed new three bedroom house (WITHIN THE CURTILAGE OF A LISTED BUILDING) (AMENDED PLANS 14.01.16) - Tudor Cottage, 22 Church Lane, Kings Worthy, Winchester.**  
**Case number: 15/00758/FUL / W01929/09**

(Extract from Report PDC1044 Item 7 and Update Sheet of 4 February 2016 refers).

Councillor Johnston made a personal statement that although he was a local Ward Member he had taken no involvement in the application and he would vote on this item.

At its meeting held on 4 February 2016, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination, to allow Members to assess the proposed dwelling in relation to the neighbouring listed building and associated matters. Public participation had taken place at the meeting of the Committee held on 4 February 2016 where Ian Gordon representing Kings Worthy Parish Council spoke in objection to the application and Lucy Kelly and Huw Thomas spoke in support of the application and answered Members' questions thereon.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where Members observed the site's context and gained an understanding of the relationship of the proposals with the Listed Building and the character and appearance of the Conservation Area.

The Head of Development Management presented the application to re-familiarise Members with the proposal and clarified that the application had been taken to the Planning Committee for determination with a

recommendation to refuse due to its harm to the Listed Building and the absence of affordable housing provision, although this latter matter could be dealt with. The extent of the Kings Worthy Conservation Area in the context of the application was also explained.

In reply to Members' questions, the Head of Development Management clarified that there was no Highways objection to the application on highway safety grounds. In terms of principle of development, an alternative proposal that was smaller with a lower roof line could be given consideration, but the present application was unacceptable for the reasons outlined above.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons and informatives set out in the Report and the Update sheet and as reproduced in the resolution below.

RESOLVED:

**That the application be Refused for the following reasons:**

1 The large size and scale of the proposed dwelling is considered to be harmful to the setting of the adjacent listed building and the character and appearance of the conservation area. The development is considered contrary to policy CP20 of the Winchester District Local Plan Part 1- Joint Core Strategy 2013 and saved policies HE4 & HE5 of the Winchester District Local Plan Review 2006.

2 The application is contrary to Policy CP3 of the Winchester District Local Plan Part 1- Joint Core Strategy 2013 in that it fails to provide a financial contribution towards the provision of affordable housing within the District.

Informatives

1 The development is in contravention with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify an approval of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be refused.

2 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan 2006 (Review) – saved policies:

DP3 – Design

DP4 – Townscape & landscape

HE4 - Development in Conservation Areas

HE5 – Development in Conservation Areas

T2 – Development Access

T4 – Parking Standards

Winchester District Local Plan Part 1 (LPP1):

CP3 – Affordable Housing Provision

CP13 – High quality design

CP14 – Effective use of land

CP20 - Heritage

MTRA2– Development strategy for market towns and larger villages

Winchester District Local Plan Part 2 Development Management and Site Allocations (LPP2):

DM14 – Local Distinctiveness

DM15 – Site Design Criteria

DM 17 – Access and Parking

DM26 – Development in Conservation Areas

3 In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions,
- inviting amended and clarified information to assist the assessment of the proposal.

In this instance the applicant was updated of issues as part of the processing of the application prior to a report recommendation.

The meeting commenced at 11.00am and concluded at 11.20am

Chairman