

**Planning (Viewing) Sub Committee – 22 November 2016**

**Draft Minute Extract from the Meeting of the Planning Committee 10 November 2016**

Item 6: - The demolition of three garages and their replacement with a two storey, one bedroom dwelling with integral garage - Land to the Rear of 24 St Catherines Road, Winchester  
Case number: 16/01483/FUL / WPP-05031807.

The Head of Development Management referred Members to the Update Sheet which added additional text relating to the Government's updated policy on housing standards and zero carbon homes, which affected the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. Further, in addition to conditions 9 and 10, additional conditions 11, 12 and 13 were detailed relating to measures to protect the amenities of neighbouring properties and the locality. The Update Sheet also referred to an additional paragraph 'Other Matters' which related to concerns raised about the impact of the proposal on the structural integrity of the garage to be retained.

During public participation, Steve Quinn and David Chidgey spoke in objection to the application and Andrew Smith and Huw Thomas (agent) spoke in support and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to defer the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Tuesday 22 November 2016 at 12:00noon. The Planning (Viewing) Sub Committee would assess the relationship between the existing garages, which formed the application site, in context with neighbouring properties and the surrounding area.