

**PLANNING (VIEWING) SUB-COMMITTEE**

**28 February 2017**

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans  
Izard (P)  
Jeffer  
Laming (P)

McLean (P)  
Read (P)  
Scott  
Tait (P)

Deputy Members:

Councillor Bell (Standing Deputy for Councillor Scott)

Others in attendance who did not address the meeting:

Councillors Elks, Hiscock and Weston

Officers in attendance:

Mr N Parker – Principal Planning Officer - Team Leader  
Ms F Sutherland – Planning and Information Solicitor  
Ms E Marsden – Senior Planning Officer

1. **DISCLOSURES OF INTEREST**

There were no disclosures of interest.

2. **PROPOSED DWELLING TO THE REAR OF 17 NORTH WALLS (AMENDED PLANS) - 17 NORTH WALLS, WINCHESTER.**

**CASE NUMBER: 16/01683/FUL**

(Extract from Report PDC1080 Item 2 and Update Sheet of 9 February 2107 refers).

At its meeting held on 9 February 2017, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to allow Members to assess the relationship between the application site and neighbouring properties and to have flood maps presented to the Sub Committee.

Public participation had taken place at the aforementioned meeting of the Committee where Jon and Sharon Brown spoke in objection to the application and Jeremy Tyrrell (agent) spoke in support and answered Members' questions thereon. Ward Members Councillors Elks and Hiscock had also spoke on this item at the previous meeting.

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 proposal with neighbouring properties and the surrounding area. This included understanding the relationship of the proposed development with the eaves and ridge height of the existing and neighbouring properties.

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

The Head of Development Management reminded Members that the Update Sheet had referred to a correction to typing errors in the impact on character of area section: Para 1, Line 1: "The site is location" should read "located". Para 2, final line; "will be detrimental..." should read "will not be detrimental...".

In addition, flood maps were presented to the Sub-Committee at the meeting. These included flood maps showing the general likelihood of flooding in Flood Zone 2; which indicated that the application site was on the periphery of the area to be flooded in extreme circumstances. This had led to a full flood risk assessment with the outcomes incorporated into the scheme's design. The 1 in 75 year flood event and the 1 in 200 year flood event predictions showed the application site to be on the edge but surrounded by flooding and hence the risk of surface water flooding had been acknowledged and the Environment Agency's guidance on flood mitigation had been taken into account within the application.

The steps taken to mitigate the proposal's impact on neighbours were also explained to the Sub-Committee. These included the negotiations that had taken place with the applicant to set back the two storey element of the development from the boundary of No 16 North Walls to reduce overshadowing and to increase the distance from the neighbouring property from 1 metre to 3.5 metres.

In answer to Members' questions, the Head of Development Management clarified that although the application building would be further away from No. 16 North Walls, the ridge height would still be seen and that the impact had been lessened to an acceptable level. There had been no objection to the application from the Environment Agency as the application included measures to mitigate the harm from flooding. The Planning and Information Solicitor added that she understood that the site had pedestrian access only and that any additional access would be the subject of negotiation with the City Council (as landowners of the adjacent St Peter's Street Car Park).

During debate, a number of Members commented that that there remained concerns that the proposed development would have an adverse impact on amenities of the neighbours at 16 North Walls as the kitchen living space of that property was at a lower level. There was also an office space at the end of the garden of No 16 which would have its amenities impacted upon and the

existing building at 17 North Walls would also be impacted due to the site's over-development and resultant overshadowing.

At the conclusion of debate, the Sub-Committee agreed to refuse planning permission in accordance with policy DP3 of the Local Plan and the equivalent policy in the emerging Local Plan Part 2, due to its adverse effect on the amenities of the neighbouring property (at No 16 North Walls).

**RESOLVED:**

That Planning Permission be refused due to its adverse effect on the amenities of the neighbouring properties in accordance with policy DP3 of the Local Plan and the equivalent policy in the emerging Local Plan Part 2 and that authority be delegated to the Head of Development Management in consultation with the Chairman to agree the precise wording.

The meeting commenced at 10.35am and concluded at 11.10am

Chairman