

**PLANNING (VIEWING) SUB-COMMITTEE**

**5 February 2018**

Attendance:

Councillors:

Ruffell (Chairman)

Read (Vice-Chairman - in the Chair) (P)

Evans  
Gottlieb (P)  
Izard (P)  
Jeffs (P)

Laming (P)  
Rutter (P)  
Tait (P)

Deputy Members:

Councillor Rutter (Standing Deputy for Councillor Clear)

Others in attendance who did not address the meeting:

Councillor Prince

Officers in attendance:

Mrs J Pinnock – Head of Development Management  
Ms F Sutherland – Planning and Information Solicitor  
Ms L Hutchings – Principal Planning Officer (Team Leader)  
Mr N Culhane – Highway Development Control Engineer

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1. **AMENDED PLANS 06.12.2017 - DEMOLITION OF EXISTING DWELLING AND ERECTION OF 4 DWELLINGS – 5 BOYNE RISE, KINGS WORTHY CASE NUMBER: 17/01474/FUL**

(Extract from Report PDC1101 Item 6 and Update Sheet of 18 January 2018 refers).

At its meeting held on 18 January 2018, 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 proposed design of the dwellings in the context of their setting and relationship with neighbouring properties.

Public participation had taken place at the aforementioned meeting of the Committee where Terry Foley and Ian Gordon (Kings Worthy Parish Council) spoke in objection to the application and Jeremy Tyrell and John Hearn (Agent and Architect) spoke in support of the application.

Councillor Prince also spoke on this item on 18 January 2018 as Ward Member.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where Members observed the site in order to gain a better appreciation of the proposal in the context of its setting and its relationship with neighbouring buildings.

The Principal Planning Officer (Team Leader) 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 referred to the Update Sheet (18 January 2018) which set out a consultation response that had been received from Urban Design. In addition, a verbal update was provided outlining: the receipt of five further letters of support and six letters of objection from new contributors; two additional sustainability conditions to be added to reflect the 'new housing'; wording as set out in Conditions 9 and 10 of the Report. A further verbal update was provided at the Viewing Sub Committee meeting that, if minded to approve the application, Condition 3 (proposed site plan) be amended to read "revision B" and not "revision A" as stated.

At the conclusion of debate, the Sub-Committee agreed to refuse permission for the following reasons: overdevelopment of the area; out of character in terms of scale and mass; Contrary to Policies DM15 (local distinctiveness); DM16 (responding positively to the boundary); DM17 (the effect on townscape and landscape) of Local Plan Part 2 (LPP2); Winchester High Quality Places SPD and Kings Worthy Village Design Statement (VDS) (D17: infill properties to complement character of existing architectural properties) with the exact wording delegated to the Head of Development Management in consultation with the Chairman.

**RESOLVED:**

That the application be Refused for the following reason(s):

The development is contrary to policies DM15, DM16, and DM17, of Winchester District Local Plan Part 2 (Adopted 2017); the High Quality Places SPD; and the Kings Worthy VDS (D17)

The meeting commenced at 10.30am and concluded at 11.25am

Chairman