

## **PLANNING DEVELOPMENT CONTROL COMMITTEE**

**9 January 2014**

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans (P)

Izard (P)

Johnston (P)

Lipscomb (P)

McLean (P)

Pearce (P)

Pearson (P)

Read (P)

Tait (P)

Others in attendance who did not address the meeting:

Councillors Weir and Weston

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### 1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 12 December 2013, be approved and adopted.

### 2. **DEVELOPMENT CONTROL SCHEDULE** (Report PDC985 and Update Sheet refers)

The Schedule of Development Control decisions arising from consideration of the above Report is circulated separately and forms an appendix to the minutes.

The Committee agreed to receive the Update Sheet as an addendum to Report PDC985.

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Items 1, 3 and 4 as he was a member of the Council of the City of Winchester Trust, which had commented on these applications. However, he had taken no part in the Trust's consideration of these items and he spoke and voted thereon.

Councillor Lipscomb also declared a disclosable pecuniary interest in respect of item 2 as he was the Council's appointee on the board of the South Downs National Park Authority, which had commented on this application. However, as there was no material conflict of interest in this item, he remained in the

room and spoke and voted under the dispensation granted by the Monitoring Officer on behalf of the Standards Committee.

Councillor Johnston declared a personal (but not prejudicial) interest in respect of Item 2 as he was a member of the Upper Itchen Valley Society, but he had not been party to the Society's representation with regard to the application and he spoke and voted thereon.

By way of personal explanation, Councillor Tait stated that in respect of item 1, his home at Bereweeke House, 14 Bereweeke Avenue was near to the application site but as his flat was to the rear of that development and he was not personally affected by the application, he did not declare an interest.

Councillor Izard declared a personal (but not prejudicial) interest in respect of Items 6 and 7 as he was a member of Colden Common Parish Council, but he had not been party to the Parish Council's representations with regard to the applications and he spoke and voted thereon.

### **Applications outside the area of the South Downs National Park (WCC):**

The following items had speakers during public participation:

Item 1: (Amended Plans 12.11.2013) Demolition of the existing buildings and erection of 11 no. dwellings (comprising of 2 no. two bed, 4 no. three bed, 1 no. five bed, 3 no six bed and 1 no. seven bed dwellings) with associated garaging and landscaping - HVHS Housing Group – Woolverston, Bereweeke Road, Winchester – Case no. 13/00786/FUL.

The Head of Development Management drew attention to the Update Sheet which set out additional information clarifying that the Council was not requesting contributions for affordable housing, open space and highways as the number of residential dwellings on the site was being reduced from 49 to 11. It was also stated that the approved site sections plan reference was 5645/22E. The additional points of objection were also summarised and proposed additional conditions numbered 19 to 22 were included, which are set out in the resolution below.

In addition to the Update Sheet, the Head of Development Management advised that Condition 2 in the Report should refer to policy CP11 and not CP12.

Mrs Willder and Mrs Barratt spoke in objection to the application and Mrs Bowyer and Mr Doswell (applicant) spoke in support and each responded to questions from the Committee.

In reply to Member's questions, Mr Doswell stated that the applicant would provide development for sustainable homes to level Code 4 for water and Code 5 for energy. He also clarified that the 2 metre strip of land between the proposed development and the rear of Silwood Close would be used to enhance the rear gardens of Silwood Close, with the applicant retaining access

to repair the garage block within the new development. The new development would be separated from the rear gardens of Silwood Close by a new brick wall to a height of 1.8 metres. The applicant would also accept an amendment to condition 4 that the landscaping was planted at the earliest opportunity. It was clarified that refuse vehicles could access the site for the collection of refuse bins.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) set out in the Report, with amendments to Conditions 2 and additional conditions as set out in the Update Sheet, and also with regard to a requirement in condition 4 that landscaping be planted on the southern boundary at the earliest opportunity and that, in addition, permitted development rights be removed from plots 1 – 3, with the precise wording being delegated to the Head of Development Management in consultation with the Chairman.

Item 2: Conversion of existing barns to form 1 no. four bedroom dwelling and 1 no. two bedroom dwelling with associated parking, turning and amenity areas (This application may affect the setting of a Public Right of Way) - New Farm, Northington Road, Itchen Abbas Case No 13/01222/FUL.

Mr Higgins (agent) spoke in support of the application and answered questions from members of the Committee.

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 4 February 2014, or at the next scheduled meeting of the Planning Development Control Committee (to be held on 6 February 2014). This was because Members did not consider it possible to determine the application without first visiting the site, to assess the building in its context. Authority was delegated to the Head of Development Management in consultation with the Chairman to decide on which date was the most appropriate.

Item 3: (Householder) Replacement garage (Within the Curtilage of a Listed Building) - Friary House, St Michaels Road, Winchester – Case no. 13/02135/FUL.

The Head of Development Management referred to the Update Sheet and stated that further representation had been received from Paul Tanner Associates on behalf of the neighbour (Mrs Brett – an objector), details of which are held on the application file and had been circulated to Members. However, this additional representation did not alter the recommendation.

Mrs Brett spoke in objection to the application and answered questions from members of the Committee.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) as set out.

Item 4: Replacement garage - Friary House, St Michaels Road, Winchester – Case no. 13/02262/LIS.

The Head of Development Management referred to the Update Sheet as set out in Item 3 above.

The Committee noted that this application was for necessary listed building consent because the structure would be touching the boundary wall which is listed and was an associated application to Item 3 above.

Following debate, the Committee agreed to grant listed building consent as set out.

Item 5: Erection of permanent fixed diesel generator in car park - Denplan Ltd. Denplan Court, Victoria Road, Winchester – Case no. 13/02228/FUL

The Head of Development Management updated the Committee to correct the reference within the Report relating to impact on residential amenity. The generator would be run once a week for maintenance for a period of 30 minutes and not 10 minutes as stated.

Mrs Bell and Mrs Duffy spoke in objection to the application and Mr Edwards (agent) spoke in support of the application and also answered questions from members of the Committee.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) as set out in the Report, subject to Condition 2 being amended (with its exact wording to be agreed by the Head of Development Management, in consultation with the Chairman) to reflect that the generator would be run once a week for maintenance for a period of 30 minutes and that should only be between the hours of 9.00am to 6.00pm Monday to Friday. The maximum noise level should not exceed a specified decibel level.

Item 6: Demolition of outbuildings and construction of an office building (Within the Curtilage of a Listed Building) (Resubmission) - Yew Tree Cottage, 40 Main Road, Colden Common, Winchester – Case no. 13/01558/FUL

Mrs Evans (representing Colden Common Parish Council) and Mr Kitchen (applicant) spoke in support of the application and answered questions from members of the Committee.

Following consideration, the Committee agreed to refuse planning permission for the reasons set out in the Report.

Item 7: Demolition of outbuildings and construction of an office building - Yew Tree Cottage, 40 Main Road, Colden Common, Winchester – Case no. 13/01559/LIS

Mr Kitchen (applicant) spoke in support of the application and answered questions from members of the Committee.

The Committee noted that this application was for listed building consent and was an associated application to Item 6 above.

Following consideration, the Committee agreed to refuse planning permission for the reasons set out in the Report.

RESOLVED:

That the decisions taken on the Development Control Applications in relation to those applications outside the area of the South Downs National Park be agreed as set out in the Schedule (appended to the minutes for information), subject to:

(i) (a) That in respect of Item 1, the application be permitted subject to the amendments to Condition 2 (to refer to policy CP11 and not CP12) and Condition 4 (to include reference that landscaping be planted on the southern boundary at the earliest opportunity, with the precise wording being delegated to the Head of Development Management in consultation with the Chairman) and additional conditions as follows:

19. Details of external lighting shall be submitted to and approved in writing by the local planning authority prior to any being installed on the site.
19. Reason: In the interests of the amenities of the area.
20. No development, works of site preparation or clearance shall take place until details, including plans and cross sections of the existing site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the local planning authority.
20. Reason: To ensure a satisfactory relationship between the new development adjacent buildings and trees.
21. The existing trees shown as being retained on the approved plans shall not be lopped, topped, felled or uprooted without the prior written approval of the local planning authority.
21. Reason: To retain and protect the trees which form an important part of the amenity of the street scene.
22. No gates shall be erected at the entrance of the site.
22. Reason: In the interests of highways safety and the amenity of the area, and;

(i) (b) That an additional condition 23 be included to state that permitted development rights be removed from plots 1 – 3, with the precise wording being delegated to the Head of Development Management in consultation with the Chairman.

(ii) That in respect of Item 2, the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on 4 February 2014, or at the next scheduled meeting of the Planning Development Control Committee (to be held on 6 February 2014), as Members did not consider it possible to determine the application without first visiting the site, to assess the building in its context, and that authority be delegated to the Head of Development Management in consultation with the Chairman to decide on which date was the most appropriate.

(iii) That in respect of item 5, planning permission be granted subject to Condition 2 being amended to reflect that the generator would be run once a week for maintenance for a period of 30 minutes only between the hours of 9.00am to 6.00pm Monday to Friday and that the maximum noise level should not exceed a specified decibel level as determined by the Head of Development Management in consultation with the Chairman.

3. **CONFIRMATION OF TREE PRESERVATION ORDER 2089, LAND AT LITTLE LINDEN AND ROOKESBURY, UPLANDS ROAD, WINCHESTER**  
(Report PDC982 refers)

RESOLVED:

That, having taken into consideration the representation received, Tree Preservation Order 2089 be confirmed.

4. **CONFIRMATION OF TREE PRESERVATION ORDER 2096, LAND AT THE KING ALFRED PUBLIC HOUSE, SAXON ROAD, WINCHESTER**  
(Report PDC983 refers)

RESOLVED:

That, having taken into consideration the representation received, Tree Preservation Order 2096 be confirmed.

The meeting commenced at 9.30am, adjourned between 1.10pm and 2.00pm, and concluded at 4.25pm.

Chairman