

PLANNING COMMITTEE

20 August 2015

Attendance:

Councillors:

Ruffell (Chairman) (P)

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

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

Deputy Members:

Councillor Newman-McKie (Standing Deputy for Councillor Evans)

Others in attendance who addressed the meeting:

Councillors Laming

Others in attendance who did not address the meeting:

Councillors Read (Portfolio Holder for Built Environment) and E Berry

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 23 July 2015 be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1033 and Update Sheet refers)

The schedule of planning application 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 PDC1033. The Update Sheet contained additional representations submitted by members of the public.

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

Item 1. Erection of 5 bedroom detached dwelling with single storey detached garage with associated works following demolition of existing dwelling and garage – 19 Berewecke Avenue, Winchester

Case number: 15/01096/FUL/W19826/

The Assistant Director (Environment) referred Members to the Update Sheet which stated that no objection had been received from the Head of Landscape (Trees), subject to additional conditions 13-15 relating to tree protection measures and subsequent changes to condition 11, as set out in the Update Sheet.

An additional change was reported at the meeting. The wording contained in Page 9, paragraph 1 of the Report, should be amended to read: 'The main ridge height of the new dwelling will be 87.05m, though rising to 87.95m for 3.5m of the ridge'.

During public participation, Dr Robert Whitmarsh, spoke in objection to the application and answered Members' questions thereon.

At the conclusion of debate, subject to the correction to the wording contained within Page 9 of the Report, as outlined above, the Committee agreed to grant permission for the reasons (and subject to the conditions and informatives), set out in the Report and as per the Update Sheet.

Item 2: (HOUSEHOLDER) Proposed rear dormer, extension to existing side dormer and single storey rear garage extension with link to house – Elysium, South Drive, Littleton, Winchester

Case number: 15/01070/FUL/ W04914/12

Assistant Director (Environment) referred Members to the Update Sheet which outlined a change to the wording contained in Page 17 of the Report, under the heading 'Proposal', which should be amended to read as follows:

'The garage is also extended rearwards by approximately 2.3 metres in the same form as the existing. Taken together, these extensions create additional living space. Also proposed are the enlargement of the existing north-eastern dormer and the erection of a new dormer on the north-western roof to enlarge the existing first-floor bedroom and ensuite'.

The Update Sheet also detailed that the applicant had submitted three documents in support of the application demonstrating their possible Permitted Development fall back position.

During public participation, Mr Ben Savage (Applicant), spoke in support of the application, and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the conditions and informatives), set out in the Report and as per the Update Sheet.

Item 3: 1 no. Walnut to fell – 2 North Drive, Littleton, Winchester
Case number: 15/01134/TPO/WTPO1745/05

This item was withdrawn at the request of the applicant's agent.

Item 4: Internal illumination of existing totem sign (RETROSPECTIVE) –
Sainsbury's Supermarkets Ltd, Badger Farm Road, Winchester
Case number: 15/00041/AVC/W00240/89A

The Assistant Director (Environment) referred Members to the Update Report.

A change was reported at the meeting that reference to 'external illumination', contained within Condition 2 of the Report, should read 'internal illumination'.

During public participation, Mr David May spoke in objection to the application and answered Members' questions thereon.

During public participation, Councillor Laming spoke on this item as Ward Member.

In summary, Councillor Laming stated that the sign created a form of halo lighting around the sign which was adversely affecting residents in properties overlooking the entrance. He reported that the hours of illumination were a cause of concern for local residents and stated that should the store opening hours be extended, this could affect the time that the sign was illuminated causing an increased detrimental impact on residents. Councillor Laming suggested that consideration be given to the blanking off of the back of the sign to eliminate some of the illumination as the rear facing internal lighting was not essential.

At the conclusion of debate, subject to the correction to the wording contained within Condition 2 of the Report, as outlined above, the Committee agreed to grant permission for the reasons (and subject to the conditions and informatives), set out in the Report, subject to the following changes to the recommendation: (1) removal of reference to 'store opening hours' in condition 1 and instead to specify the hours of opening as stipulated within the Report; and (2)) an additional condition (with authority being delegated to the Assistant Director (Environment) in consultation with the Chairman to provide the wording) regarding the removal or blocking out of light emitted from the rear of the sign

Item 5: (HOUSEHOLDER) Single storey rear and side extensions and internal alterations – Pinewood Cottage, Curdridge Lane, Curdridge, Southampton
Case number: 15/01416/FUL/W09233/03

The Assistant Director (Environment) referred Members to the Update Sheet which outlined a change to the wording of Condition 3 and the addition of Conditions 4 – 8 relating to tree protection and tree replacement measures.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the conditions and informatives), set out in the Report and as per the Update Sheet.

RESOLVED:

That the decisions taken on the Planning 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 the following:

- (i) That in respect of item 1, planning permission be granted with additional conditions 13-15 relating to tree protection measures, together with subsequent changes to condition 11, as set out in the Update Sheet and the additional change to wording within Page 9 of the Report, as outlined above;
- (ii) That in respect of item 4, planning permission be granted subject to the following changes to the recommendation: (1) removal of reference to 'store opening hours' in condition 1 and instead to specify the hours of opening as stipulated within the Report; and (2) an additional condition (with authority being delegated to the Assistant Director (Environment) in consultation with the Chairman to provide the wording) regarding the removal or blocking out of light emitted from the rear of the sign: and
- (iii) That in respect of item 5, planning permission be granted with additional conditions 4 - 8 relating to tree protection and tree replacement measures, together with subsequent changes to Condition 3, outlined in the Update Sheet.

3. **CONFIRMATION OF TREE PRESERVATION ORDER 2150 – LAND TO REAR 37-75 MAIN ROAD, COLDEN COMMON**
(Report PDC1032 refers)

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2150 be confirmed.

The meeting commenced at 9.30am and concluded at 11.00am.

Chairman