

PLANNING COMMITTEE

9 February 2017

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans
Izard (P)
Jeffs (P)
Laming (P)

McLean (P)
Read (P)
Scott
Tait (P) (For items 1-5 &
9- 10)

Deputy Members:

Councillor Bell (Standing Deputy for Councillor Scott)

Others in attendance who addressed the meeting:

Councillors Elks and Hiscock

Others in attendance who did not address the meeting:

Councillor Green and Weston

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 12 January 2017, and the reconvened meeting held on 25 January 2017, be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1080 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 PDC1080.

By way of personal statement, Councillor Bell stated that in respect of item 4 (The Old Vicarage, Main Road, Hursley) she would sit apart from the Committee and take no part in the vote thereon.

Councillor Jeffs declared a personal (but not prejudicial) interest in respect of item 7 (Apple Tree House, Beauworth Road, Beauworth) as the objector was known to himself and having a personal interest only he voted on this item.

Councillor Izard made a personal statement that he was a neighbouring ward member in respect of item 5.

Councillor Ruffell made a personal statement that he was a ward member in respect of item 5.

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

Item 1: - Demolition of numbers 1 & 3 Walpole Road, Stanmore and erection of two no. one bed flats, one pair of two bed semi's and pair of two/three bed semi's - 1 Walpole Road, Winchester

Case number: 16/02363/FUL

The Head of Development Management referred Members to the Update Sheet which referred to a revision to the numbering of the conditions to remove duplicate condition 10 and the addition of a number to condition 13. It was additionally verbally reported that it be recommended that it be conditioned that the windows to the rear elevation, that related to bathrooms, be obscure glazed.

During public participation, Richard Waite (Agent) 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 the Update Sheet and that it also be conditioned that the windows to the rear elevation, that related to bathrooms, be obscure glazed.

Item 2: - Proposed dwelling to the rear of 17 North Walls (Amended Plans) - 17 North Walls, Winchester.

Case number: 16/01683/FUL

The Head of Development Management referred Members to the Update Sheet which 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..."

During public participation, Jon and Sharon Brown spoke in objection to the application and Jeremy Tyrrell (Agent) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Elks stated that she supported Mr and Mrs Brown's objection due to the potential impact of the proposals on their family life. To grant permission would be to set a precedent for back garden build across the Town in similarly typical terrace houses, affecting openness and space. The properties on North Walls fronted onto a busy road and amenity space was orientated towards the rear of the properties. There would be substantial impact and effect from a two storey building at its proposed length and height, which would loom over the garden of the Browns by 6 metres. This would have adverse consequences to the garden and natural light and wellbeing of the neighbours in the terrace as a north facing extension would result in the loss of the morning sun. The length of the application site garden would be taken up by this large development, which would not be a useful addition to the city landscape.

During public participation, Councillor Hiscock also spoke on this item as a Ward Member.

In summary, Councillor Hiscock spoke of drainage issues and flooding from groundwater in the area, which had backed up through drains and affected the foul water drainage system during previous floods. In addition, the access to the proposed development would be via the public car park, which had been protected by the City Council as landowner so that future development was not constrained. Rear access to the site was subject to payment of a licence fee. Future development in the corner of the car park could be possibly constrained in the future if the development was permitted. Precedent could also be set for development in the other rear gardens in the area, which only contained sheds at the present time. It was the case that a number of these neighbouring properties were Houses in Multiple Occupation and this could lead to possible further development adjacent to the car park area.

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 28 February 2017 at 10.30am. The Planning (Viewing) Sub Committee would assess the relationship between the application site and neighbouring properties and would have flood maps presented to the Sub Committee.

Item 3: - Replacement of rear single-storey extensions and garage building - 1 Cathedral View, Winchester.
Case number: 16/03061/HOU

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.

Item 4: - Reinstatement of original drive access, closure of existing, construction of a double garage and provision of a summer house in the rear garden - The Old Vicarage Road, Main Road, Hursley.
Case number: 16/02799/HOU

The Head of Development Management referred Members to the Update Sheet which stated that the location site plan shown on page 37 of Report PDC1080 had since been amended and the revised plan was on the 'online file' and was shown at the Committee meeting for clarity.

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 the Update Sheet.

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

Item 5: - Erection of a single unit to be used for holiday accommodation with associated parking and landscaping - Long Barn, Morestead Hill, Morestead, Winchester.

Case number: SDNP/16/04301/FUL

The Head of Development Management referred Members to the Update Sheet which explained that the application site straddled the parishes of Owslebury and Twyford and that the Ward was the Upper Meon Valley. There was in addition an amendment to the conditions order; condition 3 was now the occupation condition and condition 15 was drainage. It was additionally verbally reported that condition 12 should be deleted.

During public participation, Parish Councillors Chris Corcoran (Twyford Parish Council) and Paul Phillips (Owslebury Parish Council) spoke in objection to the application and Richard Osborn (Agent) spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons as outlined in policy CP19 of the Winchester District Local Plan as the application site was not in an accessible or sustainable location and as outlined in Strategic Policy SD20 of the emerging South Downs National Park Local Plan relating to Sustainable Tourism and Visitor Economy, which aimed to reduce the need to travel by private car and encouraged access by sustainable means (public transport, walking and cycling), with authority delegated to the Head of Development Management in consultation with the Chairman to agree the exact wording.

Item 6:- Demolition of existing single-storey rear extensions and garage. Erection of two-storey rear extensions and garage and alteration to driveway access arrangements. (Amended plan received 22.07.2016 amending driveway arrangements, amended plans received 20.12.2016 including changes to the driveway arrangement and rear extension) - Southbourne, Chapel Road, Meonstoke.

Case number: SDNP/16/03318/HOUS

The Head of Development Management referred Members to the Update Sheet which stated that the neighbouring property to the west incorporating South End Villa had been incorrectly identified as Green Villa and this should

be The Green House. The property was also located within the parish of Beauworth and Ward of the Upper Meon Valley.

During public participation, Jeremy Tyrrell (Agent) 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.

Item 7: - Two storey extension to side, first floor extension to rear, and associated alterations. (Amended plans received 13.12.2016, amended description) - Apple Tree House, Beauworth.

Case number: 16/05171/HOUS

The Head of Development Management referred Members to the Update Sheet which stated that there was an error on the map published with the Report which had also included an adjacent property within the red line. An updated map was included in the Update Sheet. The site was located within the parish of Corhampton and Meonstoke and the Ward of Upper Meon Valley.

During public participation, Robin Bartholomew spoke in objection to the application and Richard and Sarah Townsend (Applicants) 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 the Update Sheet.

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

Item 8: - Outline application for the development of part of the site (0.26) for residential use comprising 5 houses (3x three bedroom and 2x four bedroom).

Full application for the change of use of part of the site (0.81 ha.) to public open space with associated access, parking and landscaping - Land at Singletons Farm, Lower Chase Road, Swanmore.

Case number: 16/00945/OUT

The Head of Development Management referred Members to the Update Sheet which referred to a new description and varied condition 3 relating to the removal of the specified housing mix to allow the applicant the flexibility to provide more smaller units at the reserved matters stage. Condition 6 was also amended as part (c), which sought reserved matter details relating to highways drawings, needed to specifically refer to the new access. The amended condition was set out in the Update Sheet. A verbal correction was also made to page 94 of report PDC1080's first paragraph to refer to 'care' rather than 'cared' in the ninth line, and on the tenth line to insert the word 'not' between 'did' and 'overlook'. It was also proposed that the Heads of Terms of the Section 106 Agreement include provision to safeguard the

footpath access from the development to the Scholars Grange development to the north.

During public participation, Ian Johnston (Agent) spoke in support of the application and all 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 the Update Sheet and the Heads of Terms of the Section 106 Agreement include provision to safeguard the footpath access from the development to the Scholars Grange development.

Item 9: - Construction of rear extension, rebuild garage and conversion of property to Christian Gospel Hall (D2).
Thornbank, Bunkers Hill, Denmead.
Case number: 16/02294/FUL

The Head of Development Management referred Members to the Update Sheet which updated the description to read: 'construction of rear extension, rebuild garage and conversion of property to a D1 use as a gospel hall'. In addition, condition 4 should read: 'Before the development hereby approved is first brought into use, a minimum of 12 car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available'. Condition 5 should read: 'The use as a Gospel Hall hereby approved shall be restricted to the following days and times: Sundays: 0530 – 1645, Mondays: 1800 – 1930 and Fridays: 1845 – 2045.

During public participation, Ann Huntingdon (Denmead Parish Council) and Dee Hewitt spoke in objection to the application and Ian Donohue (Agent) spoke in support of the application and all 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 the Update Sheet.

Item 10: - Construction of two detached dwellings as an alternative design to permitted application (Ref 15/01632/FUL) - Broadlands, Chapel Lane, Curdridge.
Case number: 16/02037/FUL

During public participation, Alexander Rory Kemp (Curdridge Parish Council) and Roger Duckworth spoke in objection to the application and Chris Ward spoke in support of the application and all 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.

RESOLVED:

1. 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 the following:
 - (i) That in respect of item 1, permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet and that an additional condition be agreed that the windows to the rear elevation, relating to bathrooms, be obscure glazed.
 - (ii) That in respect of item 2, the decision be deferred to a meeting of the Planning (Viewing) Sub Committee to be held on Tuesday 28 February 2017 at 10.30am.
 - (iii) That in respect of Item 8, permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet and the Heads of Terms of the Section 106 Agreement to include provision to safeguard the footpath access from the development to the Scholars Grange development.

2. That the decisions taken on the Development Control Applications in relation to those applications inside the area of the South Downs National Park be agreed as set out in the Schedule (appended to the minutes for information), except:
 - (iv) That in respect of Item 5, permission be refused for the reasons as outlined in policy CP19 of the Winchester District Local Plan as the application site was not in an accessible or sustainable location and in Strategic Policy SD20 of the emerging South Downs National Park Local Plan relating to Sustainable Tourism and Visitor Economy, which aimed to reduce the need to travel by private car and encouraged access by sustainable means (public transport, walking and cycling), with authority delegated to the Head of Development Management in consultation with the Chairman to agree the precise wording.

The meeting commenced at 9.30am adjourned between 11.55am and 2.00pm and concluded at 5.15pm.

Chairman