

Planning (Viewing) Sub Committee – Monday 5 February 2018

Draft Minute Extract from 18 January 2018

Item 6: AMENDED PLANS 06.12.2017 Demolition of existing dwelling and erection of 4 dwellings – 5 Boyne Rose, Kings Worthy.
Case Number: 17/01474/FUL

The Head of Development Management referred Members to the Update Sheet which set out the consultation response received from Urban Design. A verbal update was also 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.

During public participation, 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 and all answered Members' questions thereon.

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

In summary, Councillor Prince stated that he had visited the site on three occasions to assess the potential impact on the surrounding area. If minded to support the application, he urged the Committee to carry out a full site visit to evaluate the nature of the site and the impact of the proposed development in context with the streetscene. He considered that the development constituted high density building which encroached on the building lines of other properties. He also expressed concern regarding the restricted turning ability for refuse bins, delivery vans and emergency vehicles accessing the site. In conclusion, Councillor Prince considered that the application resulted in significant overdevelopment of a small scale plot with inadequate access to the site.

The Committee agreed to defer the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Monday 5 February 2018 at 10.30am. The Planning (Viewing) Sub Committee would visit the site in order to assess the proposed design of the dwellings in the context of its setting and relationship with neighbouring properties