

PLANNING COMMITTEE

24 August 2017

Attendance:

Councillors:

Ruffell (Chairman) (P)

Clear (P)

Evans

Gottlieb (P)

Izard (P)

Jeffs (P)

Laming (P)

Read (P)

Tait (P)

Deputy Members:

Councillor Rutter (Standing Deputy for Councillor Evans).

Others in attendance who addressed the meeting:

Councillors Cook, Tod and Thompson.

Others in attendance who did not address the meeting:

Councillor Berry.

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 27 July 2017 be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1094 and Update Sheet refers)

A copy of each planning application decision is available to view on the Council's website under the respective planning application.

The Committee agreed to receive the Update Sheet as an addendum to Report PDC1094.

Councillor Clear declared a personal (but not prejudicial) interest in respect of item 6 due to her role as Chairman of Wickham Parish Council but she had not expressed an opinion on the application and having a personal interest only, she spoke and voted on this item.

Councillor Izard declared a personal (but not prejudicial) interest in respect of item 2 due to his role as Chairman of Colden Common Parish Council as he had attended a meeting of the Parish Planning Committee when this application was discussed and voted upon, but he had not taken part in this discussion or had voted. He was also in attendance at a meeting in the week commencing 14 August 2017 which the developer had attended. The developer had stated that he would provide further information on the application which was included within the Update Sheet. Having a personal interest only he spoke and voted on this item.

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

Item 1: AMENDED PLANS AND DOCUMENTS RECEIVED 17 JULY 2017
Demolition or partial demolition of the buildings on site and their replacement or conversion to provide a physical education centre (comprising a sports hall, swimming pool, and fitness centre), design technology building, sanatorium, support services building, sports pavilion, 1 new dwelling and other conversion to residential for staff accommodation, new and changed accesses, parking, circulation areas, landscaping and associated works. A full description of the proposals could be viewed in Section 4 of the online Planning Statement. (THIS APPLICATION MAY AFFECT THE SETTING OF LISTED BUILDINGS) - Physical Education Centre, Winchester College, Kingsgate Road, Winchester.
Case number: 17/00446/FUL

The Head of Development Management referred Members to the Update Sheet which referred to one additional letter of objection which raised concerns about the height (2.3 metres) of a wall between the proposed car park and the rear of 32 Kingsgate Road, and corrections and amendments to various conditions: 2, 3, 5, 7, 10, 13, 16, 22, 27, 28, 29 and 30. In addition, condition 32 was added as set out in the Update Sheet. A further condition (33) was also recommended to be added which specified that the staff dwelling should meet Code for Sustainable Homes level 4, with details to be provided. This was agreed.

During public participation, Christine Landale and David Marchant spoke in objection to the application and Steven Little, Richard Jobson and Deborah Ivory (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 with an additional condition 33 that the staff dwelling should meet Code for Sustainable Homes level 4, with details to be provided.

Item 2: Construction of 3 bed house with associated parking and landscaping - 44 Spring Lane Colden Common
Case number: 17/01401/FUL

The Head of Development Management referred Members to the Update Sheet which outlined additional information that had been received from the applicant; that three further letters of objection had been received and also the Drainage Engineer's and Southern Water's response from consultations. In addition, other matters addressed were: Rights of Way, Proposed kitchen window could not be opened, precedent and that the housing quota had been met. The Head of Development Management also gave a verbal update at the meeting that two additional letters of objection had been received since publication of the Update Sheet.

During public participation, David Ashford and Maggie Hill (Colden Common Parish Council) spoke in objection to the application and Andrew Partridge (Agent) spoke in support of the application and all answered Members' questions thereon.

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

In summary, Councillor Cook stated that under policy DP3 the design, scale and appearance of the application dwelling was higher and broader towards Spring Lane by three metres and would block 46 Spring Lane, effect the street scene and it would also have an impact on the church opposite. Although the proposed property had been moved following the refusal of a previous proposal for a dwelling on the site, there would still be an impact from the revised scheme. Trees and hedges had been removed and a container had been placed on the site. The use of a light render would have an adverse impact on the area and on neighbouring properties. Legal advice had been taken on the civil matters associated with the application and there were issues associated with the right of way and restricted covenants. Contractors' vehicles had been parked on the right of way. If approved, it was asked that consideration be given to neighbours and that construction take place between the hours of 9.00am to 4.00pm on weekdays and not at weekends.

At the conclusion of debate, the Committee acknowledged the request that the contractor be a considerate neighbour and to have consideration to the comment on working hours and 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 verbal update made at the meeting.

Item 3: Erection of 5no. dwelling houses and associated landscaping, parking and hard surfacing following the demolition of the existing single dwelling house (AMENDED PLANS RECEIVED 21.6.17) - 30 Chilbolton Avenue, Winchester.

Case number: 17/00999/FUL

The Head of Development Management referred Members to the Update Sheet which made reference to consultations from Landscape, Ecology and Urban Design and revised wording to conditions 12 and 15.

During public participation, Robert Aish spoke in objection to the application and Joanna Hall (Agent) spoke in support of the application and all answered Members' questions thereon.

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

In summary, Councillor Thompson stated that the neighbours at number 32 Chilbolton Avenue had objected due to overlooking from the dormer windows from the proposed new dwellings at the front of the development and the overlooking of Byron Avenue and Greenhill Road from the units to the rear of the development. The application could have been delayed for further discussion on these points to seek a compromise. An alternative would have been for Velux style windows in a traditional pitch roof which could have overcome any objections. There had been little relationship between each of the successive developments in Chilbolton Avenue and the financial contributions through Section 106 Agreements and the Community Infrastructure Levy had led to little infrastructure improvement in the area except for the provision of a school drop off point. Previously, the owners of number 28 Chilbolton Avenue had spoken against development and loss of privacy but their site was now being developed. The owners of 30 Chilbolton Avenue had left due to the development of No 28. Number 32 Chilbolton Avenue would now be sandwiched between two developments with a resultant loss of amenity. The angling of the dormer windows did not wholly resolve the issue of overlooking as there would be partial overlooking of number 28 Chilbolton Avenue from the two front dwellings. The two dwellings to the front of the development would be at a larger volume than the existing dwelling and would not keep to the same building line. The new dwellings would be three storeys, which was uncharacteristic, with a density and bulk that would be overbearing and would not add to the character of the area.

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 4: Two bedroom house and associated parking in land to the side of 150 Springvale Road, Kingsworthy - 150 Springvale Road, Kings Worthy, Winchester.
Case Number: 17/01017/FUL

During public participation, Ian Gordon (Kings Worthy Parish Council) spoke in objection to the application and Richard Waite 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.

Item 5: Outline application for the conversion of existing dwelling house into 2 flats and conversion of existing outbuildings into 1no. new dwelling house - 14 Springvale Road, Kings Worthy, Winchester.
Case number: 17/01124/OUT

During public participation, Ian Gordon (Kings Worthy Parish Council) spoke in objection to the application and Adam Flynn 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.

Item 6: Demolition of existing self-contained flats and outbuildings; Erection of a pair of semi-detached dwellings and car ports; alterations to access and boundary - Moors Hill Farm, Fontley Road, Titchfield.
Case number: 17/00755/FUL

At the conclusion of debate, the Committee agreed to refuse permission for the reasons set out in the Report and the Update Sheet.

Item 7: Development of two dwellings with associated amenity space and on-site car parking provision (AMENDED PLAN RECEIVED) - 192 Stockbridge Road, Winchester.
Case number: 16/02954/FUL

The Head of Development Management referred Members to the Update Sheet which made reference to delete the wording 'L050 Landscape short version for small sites' under the reason for condition 6; an amended wording for condition 17 relating to the glazing of windows and the balustrade and also a list of plans that the development should be constructed in accordance with.

At the invitation of the Chairman, Richard Casemore (applicant) answered Members' questions on the application. Mr Casemore confirmed that the roof profile would be the same as at 192 Stockbridge Road and that timber would be inside the glazing of the window casements.

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

In summary, Councillor Tod stated that the issues relating to overlooking raised by the Winchester Trust had been addressed in the Update Sheet. The application site was prominent and the lack of adequate consultation was a cause of concern. The scale, massing and size had been commented on by neighbours, and it was the same height as the adjacent property as it did not step down (from 192 Stockbridge Road). New buildings should respect the character and scale of the neighbouring area. A modern take in the area needed to be consistent and was required to respect existing building lines and to consider the grain of the area and its scale. The style of the dormer window should take into consideration the guidance of the Neighbourhood

Design Statement for West Fulflood and Oram's Arbour and the materials to be used on the roof should be given consideration by the Committee.

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 8: Two storey rear extension (Amended Plans) - 1 Greenhill Avenue, Winchester.

Case number: 17/00456/HOU

The Head of Development Management referred Members to the Update Sheet which referred to additional information received from a neighbour (No. 2 Greenhill Avenue) which showed that the first floor rear window of this property served a bedroom and was not obscured as indicated within the Report. Paragraph 3 within the impact on neighbours section in the Update Sheet had been amended to reflect this information.

During public participation, Sarah Kingston spoke in objection to the application and answered Members' questions thereon.

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

In summary, Councillor Thompson stated that there had been objections from others as well as Sarah Kingston from No.2 Greenhill Avenue. The proposals were out of keeping with existing properties and the street scene and had not been carried out with sensitivity. The extension was 50% of the existing property size and was too big and needed to respond better to the local area. The area was characterised by red brick houses that were two up and two down. The proposed extension would be highly visible from Greenhill Road and would be detrimental to the area. There would be a detrimental impact on No.2 Greenhill Avenue as the properties were narrow and the impact of the two story extension would be significant and would result in No.2 being hemmed in. Works had already commenced on site with footings being put in. The application should be rejected as it was out of character with the local 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 Monday 11 September 2017 at 10.30am. The Planning (Viewing) Sub Committee would assess the relationship between the application site and neighbouring properties, including No 2 Greenhill Avenue.

Item 9: Demolition of part of existing dwelling. Construction of 4 bedroom family dwelling – Peveril, Winchester Road, Micheldever

Case number: 17/01045/FUL

During public participation, Marcia Chatterley (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.

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 decision relating to each item, subject to the following:

(i) That in respect of item 1 an additional condition 33 be included that the staff dwelling should meet Code for Sustainable Homes level 4, with details to be provided.

(ii) That in respect of item 8, the decision be deferred to a meeting of the Planning (Viewing) Sub Committee to be held on Monday 11 September 2017 at 10.30am.

3. **CONFIRMATION OF TREE PRESERVATION ORDER 2207 – LAND ADJACENT FIELDHOUSE, CHAPEL ROAD, SOBERTON**
(Report PDC1093 refers)

The Head of Development Management explained that this item had been deferred at the previous meeting of the Committee held on 27 July 2017 for consideration at this meeting.

During public participation, Mrs Dunlop spoke in objection to the confirmation and Stan Evans spoke in support and both answered Members' questions thereon.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2207 be confirmed.

The meeting commenced at 9.30am adjourned between 12.30pm and 2.00pm and concluded at 5.20pm.

Chairman