

**PLANNING COMMITTEE**

**15 March 2018**

Attendance:

Councillors:

Ruffell (Chairman) (P)

Clear (P)

Evans (P)

Gottlieb (P)

Izard (P)

Jeffs (P)

Laming (P)

Read (P)

Tait (P)

Others in attendance who addressed the meeting:

Councillor Weston

Others in attendance who did not address the meeting:

Councillor Brook

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 15 February 2018, be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**  
(Report PDC1104 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 PDC1104.

Councillor Jeffs declared a personal (but not prejudicial) interest in respect of items 3 and 4 (Baileys End, 42 – 43 Stratton Lane, East Stratton) as the applicant (Councillor Gottlieb) was a co-ward member and they worked together on some issues. Their social relationship was restricted to party events and having a personal interest only he voted on this item.

Councillor Gottlieb declared a disclosable pecuniary interest in respect of items 3 and 4 (Baileys End, 42 – 43 Stratton Lane, East Stratton) as the applications were in respect of his own home and he left the meeting for consideration of these items.

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

Item 1: Two storey front extension, alterations to roof and external alterations to existing dwelling. Erection of 2no. two bedroom semi-detached houses on land to the rear of 81 Alresford Road, accessed via Winnall Manor Road following demolition of existing garage including re-use of existing access and proposed additional vehicle access with dropped kerb crossing.

81 Alresford Road, Winchester

Case number: 17/02578/FUL

During public participation, Councillor Elks (speaking on behalf of Mrs Cantell) spoke in objection to the application and Jeremy Tyrell (Architect) 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 2: Demolition of garage and erection of 2 storey side extension

25 Goring Field, Winchester

Case number: 18/00047/HOU

The Head of Development Management referred Members to the Update Sheet which stated that one objector had withdrawn their objection to the application on 10 March 2018. The application now had only five letters of objection contrary to the recommendation for approval and if the application had not already been included on the Committee Agenda, planning permission would have been granted under delegated powers.

During public participation, Mr and Mrs Campbell and Linda Kay 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 3: AMENDED PLANS 19.01.2018 Erection of an oak framed kitchen extension to rear elevation

Baileys End, 42-43 Stratton Lane, East Stratton

Case number: 17/02409/HOU

The Head of Development Management referred Members to the Update Sheet which stated that within the 'General Comments' section of the Committee Report it stated that the amended plans were not part of the application. This was incorrect as amended plans were accepted and a formal consultation period was undertaken. The amended plans showed the rear extension measuring 4.5m x 4.5m, these plans were not considered to address the concerns with the original plans or to change the recommendation for refusal; however the agent requested that these plans were accepted.

Following the completion of the officer Committee Report, the applicant had sent a letter to all Committee Members in support of their application. This letter raised no new material planning considerations and did not change the officer recommendation to refuse the application.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons set out in the report.

Item 4: AMENDED PLANS 19.01.2018 Erection of an oak framed kitchen extension to rear elevation  
Baileys End, 42-43 Stratton Lane, East Stratton  
Case number: 17/02410/LIS

The Head of Development Management referred Members to the Update Sheet which stated that within the 'General Comments' section of the Committee Report it stated that the amended plans were not part of the application. This was incorrect as amended plans were accepted and a formal consultation period was undertaken. The amended plans showed the rear extension measuring 4.5m x 4.5m, these plans were not considered to address the concerns with the original plans or to change the recommendation for refusal; however the agent requested that these plans were accepted.

Following the completion of the officer Committee Report, the applicant had sent a letter to all Committee Members in support of their application. This letter raised no new material planning considerations and did not change the officer recommendation to refuse the application

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

**Application inside the area of the South Downs National Park (SDNP):**

Item 5: New detached two-storey dwelling (Amended Plans 18/01/2018)  
28 Churchfields, Twyford, Winchester  
Case number: SDNP/17/04754/FUL

During public participation, Mr Wheeler spoke in objection to the application and Rob Pointer (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 that the new dwelling did not sit comfortably in the plot and represented overdevelopment which was out of keeping with the character of the area, with the precise wording being delegated to the Head of Development Management to agree in consultation with the Chairman.

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

Item 6: Proposed single storey front extension  
2 Dean Cottage, Church Road, Newtown  
Case number: 18/00116/HOU

During public participation, Councillor Weston (speaking on behalf of the Applicant) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Weston spoke in conjunction with her PowerPoint presentation which highlighted the hierarchy of policies MTRA4, MTRA3, MTRA1, DS1, DM16 and DM23 and other planning policies. In her opinion there was inconsistency in their interpretation and application to other planning applications within the vicinity including, The Maples and four recent planning applications on Church Road. The application dwelling could only be viewed from the road and there were no long views towards the property and the proposed front extension was for local needs. There had been six letters of support including those from the next door neighbour and those living opposite and there had been no objections. The parish council and local ward members had not objected to this application.

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

Item 7: Proposed replacement dwelling  
The Pines, 116 Harestock Road, Winchester  
Care number: 17/02887/FUL

The Head of Development Management referred Members to the Update Sheet which stated that there was an additional paragraph to the 'General Comments' section on page 58 as, following receipt of amended drawings, Littleton and Harestock Parish Council had been re-consulted. Their comments concluded that although the amendments did go some way to reduce the size and visual impact of the building, they did not address the issues regarding the garage or the design. The updated comments were included as an appendix to the Update sheet and were detailed on the application file. In addition, in paragraph 6 relating to 'Impact on Neighbouring Properties' on page 62 of the Report, the final sentence incorrectly referred to overlooking - this sentence should read: 'Therefore, a significant *overbearing* impact cannot be demonstrated'.

During public participation, Mr Cunningham (on behalf of Littleton and Harestock Parish Council) spoke in objection to the application and Richard Witcher (Architect) 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.

Item 8: Demolition of existing garage and rebuild as a two storey side extension (with garage); part two-storey and part-single storey rear extension; new roof form with habitable accommodation in roof and velux windows; single storey front extension  
14 Stockers Avenue, Winchester  
Care number: 17/02731/FUL

During public participation, Linda Godkin (Applicant) and Debbie Osman (Architect) 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 9: Demolition of existing conservatory and external WC. Single storey rear extension consisting of garden room and shower room  
21 Clifton Road, Winchester  
Care number: 17/02373/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.

RESOLVED:

1. That the decisions taken on the Development Control Applications in relation to those applications outside and inside 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 5, 28 Churchfields, Twyford, the Committee agreed to refuse permission for the reasons that the new dwelling did not sit comfortably in the plot and represented overdevelopment which was out of keeping with the character of the area, with the precise wording being delegated to the Head of Development Management to agree in consultation with the Chairman.

The meeting commenced at 9.30am and adjourned between 11:45am and 2.00pm and concluded at 3:30pm.

Chairman