



Meeting	Planning Committee
Date and Time	Tuesday, 13th December, 2022 at 9.30 am.
Venue	Walton Suite, Guildhall Winchester. A live video stream of this meeting will be available from YouTube.com/WinchesterCC

S U P P L E M E N T A R Y A G E N D A

Agenda Item.

6. Tesco Stores Ltd, Easton Lane, Winchester, Hampshire, SO23 7RS Case number: 22/00230/FUL (Ward: St Bartholomew)

Report Appendix - Ward members - request for call-in

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City Offices
Colebrook Street
Winchester
SO23 9LJ

Laura Taylor
Chief Executive

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City Councillor's request that a Planning Application be considered by the Planning Committee

Request from Councillor: Kathleen Becker, Paula Ferguson, John Tippet-Cooper

Case Number: 22/00230/FUL

Site Address:

Tesco Stores Ltd Easton Lane Winchester Hampshire SO23 7RS

Proposal Description: Erection of a freestanding restaurant with drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD) and Play Frame (Class E/Sui Generis).

Requests that the item be considered by the Planning Committee for the following material planning reasons:

The Councillors for St Bartholomew Ward seek for this application to be heard by the Planning Committee primarily on traffic grounds.

It is expected that the proposal will generate significant amounts of traffic in what is already a very busy area and this will negatively impact those living on Easton Lane/Wales Street, as well as the surrounding area. The traffic assessment completed focuses almost solely on the Tesco roundabout while not adequately taking into account the number of increased journeys on Easton Lane/Wales Street leading to McDonalds and the impact on residents living on those roads. The planning also fails to acknowledge the risk of people cutting through the Winnall estate to get to McDonalds. These increased journeys will cause noise and air quality impacts on local residents. We note that there is little information available in the documents about proposed opening hours for the restaurant (or the drive thru, if those hours are to be different). We are concerned that if the restaurant/drive thru is open late this will increase night-time traffic along Easton Lane/Wales Street, and affect residents' sleep.

Although not a material planning concern, we are also very concerned about the amount of litter that may be caused by the establishment of a new McDonalds in this location, particularly by those choosing to take food away to eat and then not disposing of the rubbish appropriately. Winnall already has an issue with litter and the establishment of the restaurant risks a significant increase in the severity of that litter problem – particularly at Winnall Manor Park, which is within walking distance of the proposed site.

Having noted the above, we do support the employment benefits that this proposal offers.

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- Whilst requests will be accepted up to the determination of the application, Members should make their request as quickly as possible and preferably within the publicity period of the application. Otherwise the case may be determined under delegated powers soon after the expiry of the publicity period. The committee date for the application will depend upon when the request is received in relation to the committee cycle.
- It would be helpful if Members can indicate their preferred outcome to avoid it going to the committee unnecessarily
- Members should note that referral of an item to the Committee will require consideration as to whether a declaration of interests and / or pre-determination and bias may be necessary. If you require advice, please contact the appropriate Democratic Services Officer, prior to the meeting. *Councillors are reminded of their obligations to declare disclosable pecuniary interests, personal and/or prejudicial interests, and on Predetermination or Bias in accordance with legislation and the Council's Code of Conduct.*

Once completed, please email this form to the relevant Planning Case Officer and the Service Lead: Built Environment