



Meeting	Planning Committee
Date and Time	Tuesday, 14th December, 2021 at 9.30 am.
Venue	Walton Suite, Guildhall Winchester

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

The following item was not notified for inclusion on the agenda within the statutory deadline. Therefore, the Chairman will need to decide whether or not to accept this item onto the agenda as a matter requiring urgent consideration.

Agenda Item.

3. Minutes (Pages 3 - 8)

Minutes of the previous meeting held on 17 November 2021.

City Offices
Colebrook Street
Winchester
SO23 9LJ

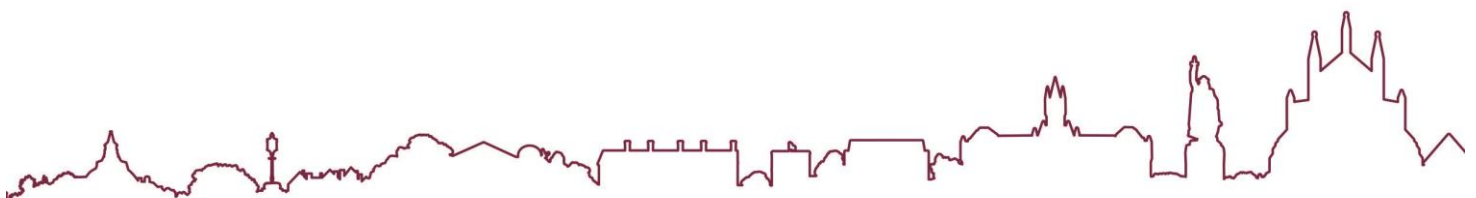
Lisa Kirkman
Strategic Director and Monitoring
Officer

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7 December 2021

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Public Document Pack Agenda Item 3

PLANNING COMMITTEE

Wednesday, 17 November 2021

Attendance:

Councillors
Evans (Chairperson)

Rutter	Pearson
Bentote	Ruffell
Edwards	Westwood
Laming, (except for item 12)	

Other Members in attendance that addressed the meeting:

Councillors Ferguson and Power

[Full audio recording and video recording](#)

1. APOLOGIES AND DEPUTY MEMBERS

Apologies for absence were received from Councillor Read, with Councillor Cunningham attending as standing deputy member.

2. DISCLOSURES OF INTERESTS

Councillors Evans, Laming, Pearson and Rutter declared a personal (but not prejudicial) interest in respect of item 8 (Homewell, 7 Bereweek Road, Winchester – case number 21/02063/FUL) as the applicants were known to them. However, they stated that they had taken no part in discussions regarding the application, therefore they all took part in the consideration of this item and voted thereon.

3. MINUTES

RESOLVED:

That the minutes of the previous meeting held on 21 October 2021 be approved and adopted.

4. WHERE APPROPRIATE, TO ACCEPT THE UPDATE SHEET AS AN ADDENDUM TO THE REPORT

The committee agreed to receive the Update Sheet as an addendum to Report PDC1195.

5. **PLANNING APPLICATIONS (WCC ITEMS 6-8, SDNP ITEM 9 AND WCC ITEMS 11 & 12) (PDC1195 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 considered the following items:

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

6. **FAIRGONE, BLACK HORSE LANE, SHEDFIELD, SO32 2HT (CASE NUMBER: 20/02165/FUL)**

Item 6: Proposal Description: Retrospective application for raised terrace and relocation of garage.

The Chairperson announced that members of the committee had recently undertaken a site visit to view the proposal in the context of its setting and to fully understand its impact on the surrounding area.

The application was introduced. Members were referred to the Update Sheet which clarified that the new track (to the rear of the site) was outside of the red line plan and could not be considered as part of the application and were also provided with details in relation to Solomon's Lane as an unclassified road.

During public participation, Alice Drew (on behalf of Mr and Mrs Walsh) spoke in objection to the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

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, subject to an additional condition to require reinforcement of the southern boundary by further planting. The exact wording of the additional conditions to be delegated to the Service Lead: Built Environment to agree in consultation with the Chair. The Committee also asked officers to check the originally approved drainage strategy and, if required, seek further information. This detail was delegated to the Service Lead: Built Environment.

7. **THE LONG BARN, OLD SHEEP FAIR, BISHOPS SUTTON ROAD, ALRESFORD (CASE NUMBER: 21/01322/FUL)**

Item 7: Proposal Description: Application Reference Number: 19/00619/FUL

Date of Decision: 18/07/2019

Condition Number(s): 2: Amend approved plans condition

The application was introduced. During public participation, Jane Marsden (applicant) spoke in support of the application and answered Members' questions thereon.

Councillor Power spoke in objection to the application as Ward Member and answered Members' questions thereon.

In summary, Councillor Power made reference to policy MTRA(2) of the Local Plan in relation to commercial growth consistency in town centres and considered that the proposal to increase the kitchen by three times its current size, would result in twice as much food preparation with the premises no longer being a café attached to a shop. Councillor Power stated that the proposal for a continual expansion of out of town shopping in its close proximity to Alresford would have a damaging impact on the town and was also contrary to the Local Plan and policy MTRA(2), therefore she urged the committee to refuse the application.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report.

**8. HOMEWELL, 7 BEREWEEKE ROAD, WINCHESTER, SO22 6AN
(CASE NUMBER: 21/02063/FUL)**

Item 8: Proposal Description: Two storey rear extension, first floor front extension, alterations to roof, demolition and replacement of garage, erection of two bedrooms, two storey dwelling to the west of the existing dwelling with associated additional vehicle access

The application was introduced. Members were referred to the Update Sheet which set out information in relation to condition 2, additional correspondence that had been received, the appeal decision from the previous application 18/02927FUL; the reason for refusal of the 2018 application and an additional condition removing certain elements of permitted development rights from the site.

During public participation, Gina Cherrett spoke in objection to the application and Jeremy Tyrrell (agent) spoke in support of the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

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.

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

9. **KING GEORGE FARM, STAKES LANE, UPHAM, SO32 1QA**
(CASE NUMBER: SDNP/21/03322/FUL)

Item 9: Proposal Description: Change of use of existing welfare unit for a temporary 3 year period to house an agricultural manager

The application was introduced. During public participation, Ali Harrison provided a statement (which was read out on her behalf) in objection to the application.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report, subject to additional conditions: that the temporary agricultural unit hereby permitted, shall not be occupied until details of a recessive colour to be applied to the walls of the unit or cladding in a recessive colour is submitted to the local planning authority for approval and developed within a specified timescale; and an amendment to conditions 1 and 2 to remove the wording 'mobile home' and replace with 'agricultural unit'. The exact wording of the additional conditions to be delegated to the Service Lead: Built Environment to agree in consultation with the Chair.

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

10. **9 MANNINGFORD CLOSE, WINCHESTER, SO23 7EU**
(CASE NUMBER: 21/01780/HOU)

Item 11: Proposal Description: Two storey front extension, roof raising and conversion of garage, first floor side extension, two storey rear/side and single storey rear extensions; replacement roof, windows and finishes to external walls (amended drawings and proposal)

The application was introduced. Members were referred to the Update Sheet which set out an amendment to page 107 to change the number of off road parking spaces from four to three due to the angle of the drive.

During public participation, William O'Brien spoke in objection to the application and Louise Cutts (agent) spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Ferguson spoke in objection to the application as Ward Member.

In summary, Councillor Ferguson raised various concerns by a number of residents in relation to the scale and mass of the development which was two and half times larger than the existing dwelling and considered to be overdevelopment of the site.

In conclusion, Councillor Ferguson stated that the proposal was overbearing on the neighbouring property resulting in a loss of their privacy, was unsympathetic to the character of the area, would set a precedent for future development on this scale and would change the streetscene of Manningford Close and the surrounding area if permitted.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

The committee agreed to refuse permission for the following reasons: the property by reason of its size and relationship to the occupiers of 11 Manningford Close results in (1) overdevelopment of the plot, out of character in its appearance and variety to the local streetscene in terms of its scale and mass (2) will result in an unneighbourly impact on the occupiers of 11 Manningford Close by reason of the two storey side element by virtue of its height and materials to the living conditions of the occupiers of 11 Manningford Close, contrary to policies DM16 and DM17. Exact wording delegated to the Chair of Planning Committee in consultation with the Service Lead: Built Environment.

11. **HABAYITA, 42 ST FAITHS ROAD, WINCHESTER, SO23 9QD**
(CASE NUMBER: 21/02107/HOU)

Item 12: Proposal Description: Two storey rear extension, loft development including rear dormer plus associated alterations to dwelling.

The application was introduced. Members were referred to the Update Sheet which set out additional comments received on 13 November 2021 and additional photographs that had been submitted showing the rear elevations and front elevations and provided clarification regarding the proposed ground floor extension, contextual drawings, the orientation of the dwellings, the first floor window at number 41 St Faith's Road which was to serve a bedroom and not a bathroom as stated in the report and previous concerns regarding the flue pipe which was not included as part of this application.

During public participation, Carrie Lowe spoke in objection to the application and Sophie Beer (applicant) spoke in support of the application and answered Members' questions thereon.

The Committee proceeded to ask questions and debate the application.

RESOLVED:

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.

The meeting commenced at 9.30 am, adjourned between 11.55 am and 2 pm and concluded at 3.35 pm.

Chair