

PLANNING (VIEWING) SUB-COMMITTEE

Tuesday, 7 August 2018

Attendance:

Councillors
Ruffell (Chair)

Read
Izard

McLean

Deputy Members:

Councillor Berry (as deputy for Cunningham), Laming (as deputy for Evans) and Weir (as deputy for Clear)

Others in attendance who did not address the meeting:

Councillor Hutchison

Officers in attendance:

Mrs J Pinnock – Head of Development Management
Ms F Sutherland – Planning and Information Solicitor
Ms E Marsden – Senior Planning Officer

Apologies for Absence:

Councillors Clear, Cunningham, Evans and Rutter

1. **PLANNING APPLICATIONS SCHEDULE**

(Extract from Report PDC1113 Item 17 and Update Sheet 26 July 2018 refers).

Item 17: Proposed Extensions

43 Woodfield Drive, Winchester, SO22 5PY

Case Number: 18/00896/HOU

At its meeting held on 26 July 2018, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to allow Members to assess the proposed extensions in the context of its setting and the relationship with the neighbouring properties.

Public participation had taken place at the aforementioned meeting of the Committee where Sarah McGowan spoke in objection to the application and Katie Whiles spoke in support of the application.

At this meeting, Councillor Hutchison also addressed the Committee on this item as Ward Member.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where Members observed the site in order to gain a better appreciation of the proposal in the context of its setting and its relationship with neighbouring buildings.

The Planning Officer presented the application to re-familiarise Members with the proposal and stated that the application had been taken to the Planning Committee for determination with a recommendation to grant permission.

At the conclusion of debate, the Sub-Committee agreed to grant permission for the reasons and informatives set out in the Report.

RESOLVED:

That the application be permitted for the following reason(s):

Conditions

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The development hereby approved shall be constructed in accordance with the following plans: A17/683/01 rev A (Site Plans) received on 09.04.2018 and A17/683/02 rev B (Proposed Drawings) received on 30.05.2018.

02 Reason: In the interests of proper planning and for the avoidance of doubt.

03 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

03 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

04 The windows marked as obscure glazing on the submitted drawings shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, and the glazing shall thereafter be retained in this condition at all times.

04 Reason: To protect the amenity and privacy of the adjoining residential properties.

05 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows, other than those expressly authorised by this permission shall, at any time, be constructed in the south east facing elevations, north west facing elevations, or south west (rear) facing elevations of the extension's hereby permitted.

05 Reason: To protect the amenity and privacy of the adjoining residential properties.

Informatics:

In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

The Local Planning Authority has taken account of the following development plan policies and proposals:-

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

All bat species are protected under European Law within the E.C. Habitats Directive and under British law within the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981. The applicant is advised that should bats be present, works must stop and a Natural England European Protected Species licence may be required before recommencing.

The meeting commenced at 10.30 am and concluded at 10.45 am

Chairman