

PLANNING COMMITTEE

15 August 2019

Attendance:

Councillors

Rutter (Vice Chair in the Chair)

Bronk

McLean

Clear

Read

Cunningham

Ruffell

Deputy Members:

Councillor Gottlieb

Others in attendance who addressed the meeting:

Councillor Hiscock

Apologies for Absence:

Councillors Evans and Laming

1. **DISCLOSURES OF INTERESTS**

Councillor Bronk declared a personal (but not prejudicial) interest in respect of Item 9 (Fishers Cottage, 86 Main Street, Colden Common) as he was a ward Councillor for Colden Common and Twyford and had had communications with the resident of Fishers Cottage who contacted him about his planning application. He had referred him to policy DM18 and explained that his role on the Planning Committee prevented any further involvement. He recommended that the applicant contact the other Ward Councillor if further assistance was required.

2. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 18 July 2019 be approved and adopted.

3. **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 PDC1142.

4. **PLANNING APPLICATIONS - WCC ITEMS 7- 9 (PDC1142 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.

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

5. **PROSPECT HOUSE, 15 MAGDALEN HILL, WINCHESTER (CASE NO. 19/00815/FUL)**

Item 7. Proposed development of 3x3 bed dwellings a 1x2 bed dwelling following the removal of Prospect House.

Prospect House, 15 Magdalen Hill, Winchester

Case number: 19/00815/FUL

During public participation, Geraldine Buchanan spoke in objection to the application and Chris Ward (Agent) spoke in support and all answered Members' questions thereon.

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

6. **WALCOTE PLACE, HIGH STREET, WINCHESTER (CASE NO. 19/01205/HOU)**

Item 8: Single storey side extension to existing residential property.

Walcote Place, High Street, Winchester.

Case number: 19/01205/HOU.

During public participation Geraldine Rothman and Rebecca Rothman spoke in objection to the application and answered Members' questions thereon.

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

In summary, Councillor Hiscock stated that:

- The Planning Policies to take into account were under DM17 relating to light and also the overbearing nature of the proposed development resulting in an unacceptable impact on the adjacent property.
- The lighting would be visually intrusive as the present lean-to was not a lit room and the proposed extension would be a room (including a glass wall) that would be internally lit all year round. There had been no assessment of the impact of light and this should be undertaken.
- External lighting would also be in a sensitive position next to a domestic property and would affect rooms in that property in terms of light glare.
- The proposal would affect the visual amenity of the neighbour due to its very close proximity.

- A site visit was recommended to assess the potential impact on the neighbouring domestic property.

At the conclusion of debate, the Committee agreed to defer determination to the Committee's next meeting in order to allow for a site visit to view the proposed application in the context of its setting and the relationship with the neighbouring properties and to assess the potential impact of light spillage.

7. **FISHERS COTTAGE, 86 MAIN ROAD, COLDEN COMMON (CASE NO. 19/01087/HOU)**

Item 9: Formation of habitable room in roofspace with side dormer and front gable build up.

Fishers Cottage, 86 Main Road, Colden Common

Case number: 19/01087/HOU

During public participation, Mr Andrew McNeil spoke in support of the application and answered Members' questions thereon.

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

RESOLVED:

That the decisions taken on the Planning 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 8 (Walcote Place, High Street, Winchester) the application be deferred for determination to the Committee's next meeting on 12 September 2019 in order to allow for a site visit at 9:30am on Tuesday 10 September 2019 to view the proposed application in the context of its setting and the relationship with the neighbouring properties and to assess the potential impact of light spillage.

8. **PLANNING APPEALS**
(PDC1143)

The Committee gave consideration to the report which provided a summary of the development management and enforcement appeals received for the period 1 April 2019 to 30 June 2019.

RESOLVED:

That the report be noted.

The meeting commenced at 9.30 am and concluded at 11.35 am

Chair