

PLANNING COMMITTEE

Thursday, 14 November 2019

Attendance:

Councillors
Evans (Chair)

Rutter
Bronk (From Item 11)
Clear
Laming

Cunningham, (For Items 1 - 12 only)
McLean
Read
Ruffell

Others in attendance who addressed the meeting:

Councillor Mather

1. **DISCLOSURES OF INTERESTS**

Councillor Bronk declared a personal (but not prejudicial) interest in respect of Item 15 (The Well House, Bridge Lane, Shawford) due to his position as Parish Councillor for Twyford who had raised objection to the application at their Planning Committee. However, as he had taken no part in their consideration of the application, he took part in the discussion and vote thereon.

2. **MINUTES**

RESOLVED:

That the minutes of the meeting held on 23 October 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 PDC1152.

4. **PLANNING APPLICATIONS**

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. **PROPOSED MAST AT JUNCTION WITH BEREWEEKE ROAD, ANDOVER ROAD, WINCHESTER**

Item 7: The retention of existing temporary 30m lattice tower supporting 3 no antennas, 1 no equipment cabinet, 1 no generator and ancillary development thereto for a further 12 months

Proposed Mast at Junction with Bereweeke Road and Andover Road, Winchester

Case number: 19/01/849/FUL

The Service Lead Built Environment referred Members to the Update Sheet which clarified that the abbreviation for ICNIRP referred to in the report stands for 'International Commission on Non-Ionizing Radiation Protection'.

In addition, the Update Sheet set out further details of the relevant planning history following the inspector's decision to allow the application at appeal.

The Public Law Manager stated, for the sake of transparency, that due to his role as a former Councillor of the Council, Ian Tait, who had registered to address the Committee on this application, was known to all Members of the Committee.

During public participation, Ian Tait spoke in objection to the application and Jennie Hann (agent) spoke in support of the application and answered Members' questions thereon.

During consideration of the application, the Committee raised concerns regarding the colour of the concrete bunding surrounding the temporary mast. In response, the agent indicated that, if the Committee were minded to approve the application, the applicant would be willing to paint the bunding blocks surrounding the mast in an appropriate camouflage colour.

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, subject to an additional condition requiring the painting of the bunding blocks surrounding the temporary mast in an appropriate colour within four weeks of the grant of planning permission. The decision on the colour of the bunding blocks to be delegated to the Service Lead: Built Environment.

6. **UNIT 3 EASTON LANE, WINCHESTER, SO23 7RU**

Item 8: Change of use from 'Vacant Hardstanding' to 'Hand Car Wash' (Retrospective)

Unit 3, Easton Lane, Winchester, SO23 7RU,

Case number: 19/01825/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out an amendment to Condition 2 to read as follows: 'The use hereby permitted shall only open within the following times 0830-1830 Monday to Saturday and 0930 – 1630 on Sundays.

Reason: To protect the amenities of the occupiers of nearby properties.

During public participation, Ranjeet Shahi (agent) and Fatmir Kotarja (applicant) 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.

7. **THE OLD FARMHOUSE, CRIPSTEAD LANE, WINCHESTER, SO23 9SE**
(CASE NUMBER: 19/01751/HOU)

Item 9: Internal and external alterations to dwelling, including demolition and enlargement of rear extension; replace rear doorway to ground floor; enlarge 1no.rooflight; remove and replace stairs to basement; lowering basement floor and garden levels to create a second basement access. Demolition of existing garage to rebuild with parking and ancillary studio above; partial demolition and rebuilding of outbuilding; removal of 2no. apple trees and pruning of 1no. silver birch.

The Old Farmhouse, Cripstead Lane, Winchester, SO23 9SE

Case number: 19/01751/HOU

The Service Lead Built Environment referred Members to the Update Sheet which set out an amendment to the householder report on page 38 to read 'Garage/Ancillary structure represents an increase of 5sqm and not 3sqm when measuring externally'.

During public participation, Andrew Scott spoke in objection to the application and Jonathan Tuckey (agent) and Jamie Brookes (applicant) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Mather stated that:

- The Committee should visit the site to examine this proposal in context with its setting and dimensions in respect of the narrow streets;
- The proposed garage was out of keeping with the area by virtue of its increased height and dominance on the street scene and would result in a loss of local distinctiveness in St Cross;
- The proposed balcony would result in overlooking and a loss of amenity to neighbouring properties;
- Suggested that the Committee view the setting of this application by assessing the proposal in context with the distinctive features of this setting and its impact on the conservation area.

At the invitation of the Chair, the Historic Environment Team Leader addressed the Committee providing clarification regarding the impact on the Conservation Area and heritage aspects. She confirmed that a test had been carried out to establish if the proposal preserved or enhanced the Conservation Area. It was reported that the garage was of no architectural or historic interest and was deemed subservient in style and mass. Although the proposed garage would result in a change to the street scene with its higher pitch, this was considered to be more in keeping with the street scene to preserve, if not enhance the conservation area with a greater degree of separation between the garage and

The Old Farmhouse. This would create an improvement to the visual aspect over the existing garage building.

At the conclusion of debate, the Committee agreed to defer determination to the Committee's next meeting due to take place on 18 December 2019 in order to allow for a site visit to view the proposed viewing platform and staircase in context with neighbouring properties.

The Committee were reminded that following the review of the Council's Constitution, previous speakers would have the right to restate their comments when this application came back to Committee for consideration.

8. **THE OLD FARMHOUSE, CRIPSTEAD LANE, WINCHESTER, SO23 9SE**
(CASE NUMBER: 19/01752/LIS)

Item 10: Internal and external alterations to dwelling, including demolition and enlargement of rear extension; replace rear doorway to ground floor; enlarge 1no.rooflight; remove and replace stairs to basement; lowering basement floor and garden levels to create a second basement access. Demolition of existing garage to rebuild with parking and ancillary studio above; partial demolition and rebuilding of outbuilding; removal of 2no. apple trees and pruning of 1no. silver birch.

The Old Farmhouse, Cripstead Lane, Winchester, SO23 9SE

Case number: 19/01752/LIS

The Service Lead Built Environment referred Members to the Update Sheet which set out in full two additional Conditions 7 and 8 in respect of the listed building application.

The Public Law Manager reminded the Committee that this application was the listed building application and was linked to Item 9 above.

At the conclusion of debate, the Committee agreed to defer determination to the Committee's next meeting due to take place on 18 December 2019 in order to allow for a site visit to view the proposed viewing platform and staircase in context with neighbouring properties.

9. **8 CULVER ROAD, WINCHESTER, SO23 9JF**

Item 11: Demolition of existing rear extension; proposed single rear and two storey rear and side extensions (amended proposal)

8 Culver Road, Winchester, SO23 9JF

Case number: 19/01598/HOU

During public participation, Mary Dolman spoke in objection to the application and answered Members' questions thereon.

At the conclusion of debate, the Committee refused permission for the following reasons: the application would have an adverse impact to the occupiers of 2 Canon Street by reason of overshadowing contrary to Policy DM17.

10. **14 QUARRY ROAD, WINCHESTER, SO23 0JG**

Item 12: 18/01091/HOU – Variation of Condition 2: Vertical Cladding: Heat Enhanced Timber Charcoal (Black) Windows and Doors RAL 7016
Render: 4 Rend Granite (Light grey) the back of the garage has been changed to brick and the fenestration to the west elevation has been changed to 3 vertical windows
14 Quarry Road, Winchester, SO23 0JG
Case number: 19/01963/FUL

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, noting that a minor amendment to the description of development was required as black cladding was not now proposed.

11. **24 THE DEAN, ALRESFORD, SO24 9AZ**

Item 14: Change of use from therapy centre (D1) to funeral directors (A1).
Alteration of window to doorway on rear elevation.
24 The Dean, Alresford, SO24 9AZ
Case number: 19/01914/FUL

During public participation, Wayne Barrabell (on behalf of Mr and Mrs Valour) spoke in objection to the application and Ruth Harding (agent) 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, subject to an amendment to Condition 6 to remove the words "to customers" and an additional condition that details of any additional external lighting which may be proposed must be submitted to the Council for approval. The precise wording to be delegated to the Service Lead: Built Environment.

12. **THE WELL HOUSE, BRIDGE LANE, SHAWFORD, SO21 2BL.**

Item 15: Demolition of existing building with replacement dwelling.
The Well House, Bridge Lane, Shawford, SO21 2BL
Case number: 19/01687/FUL

The Service Lead Built Environment referred Members to the Update Sheet which set out an amendment to the general comments section of the report to read '.....due to the number of letters of **objection** received...' and to highlighted that the refused application of 18 July 2019 was at appeal with a decision not expected before the end of November 2019.

During public participation, Andy Rammus (agent) 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.

13. **42-43 STRATTON LANE, EAST STRATTON SO21 3DT**

Item 16: Yew (T1) - Remove all lower branches attached to old coppice stumps back to previous pruning points. Select remove any secondary stems that form the lower canopy back to the old parent coppice stumps. Reduce any asymmetric branches back to form overall uniform canopy.

Cherry (T2) - Reduce crown by 2m all around.

Conifer spp. (T3) - Remove completely to allow space for adjacent Gingko spp. (T4) to develop properly.

Birch spp. (T5-T7) - Selectively thin copse at rear of property by 20% removing weak and poorly formed Silver Birches that are competing for light to allow better formed specimens to thrive.

42-43 Stratton Lane, East Stratton, SO21 3DT
Case number: 19/02302/TPC

The Service Lead Built Environment referred Members to the Update Sheet which set out an amendment to page 94 of the report to amend the Councillors Ward to read St Michael.

At the conclusion of debate, the Committee agreed to raise no objection to the application for the reasons set out in the Report and the Update Sheet.

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 7, (Proposed Mast at Junction with Berewecke Road and Andover Road, Winchester) permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update sheet, subject to an additional condition requiring the painting of the bunding blocks surrounding the temporary mast in an appropriate colour within four weeks of the grant of planning permission. The decision on the colour of the bunding blocks to be delegated to the Service Lead: Built Environment.

(ii) That in respect of items 9 and 10 (The Old Farmhouse, Cripstead Lane, Winchester) the applications be deferred for determination at the Committee's next meeting on 18 December 2019 in order to allow for a site visit to be carried out at 12.00 noon on Monday 16 December 2019 to

view the proposed viewing platform and staircase in context with neighbouring properties.

(iii) That in respect of item 11 (8 Culver Road, Winchester) permission be refused for the following reasons: an adverse impact to the occupiers of 2 Canon Street by reason of overshadowing contrary to Policy DM17.

(iv) That in respect of item 12 (14 Quarry Road, Winchester) permission be granted for the reasons and subject to the conditions and informatives set out in the Report, noting that a minor amendment to the description of development was required as black cladding was not now proposed.

(v) That in respect of item 14 (24 The Dean, Alresford) permission be granted for the reasons and subject to the conditions and informatives set out in the Report, subject to an amendment to Condition 6 to remove the words “to customers” and an additional condition that details of any additional external lighting which may be proposed must be submitted to the Council for approval. The precise wording to be delegated to the Service Lead: Built Environment.

14. **CONFIRMATION OF TPO 2261 - LAND AT FIELD PENNY, ERVILLS ROAD, WORLDS END, DENMEAD**
(Report PDC1149 refers)

During public participation, Carolyn Hargreaves (Worlds End Residents Association) spoke in support of this application.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2261 be confirmed.

15. **CONFIRMATION OF TPO2263 - LAND AT 49 STONEY LANE, WINCHESTER**
(Report PDC1147 refers)

During public participation, Wendy Croxford spoke in objection to this application.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2263 be confirmed.

The meeting commenced at 9.30 am, adjourned between 11.40 am and 2.00 pm and concluded at 3.40 pm

Chair

1.