

## **PLANNING COMMITTEE**

**Wednesday, 20 July 2022**

Attendance:

Councillors  
Rutter (Chairperson)

Clear  
Edwards  
Laming  
McLean

Pearson  
Read  
Westwood

Apologies for Absence:

Councillor Evans

Deputy Members:

Councillor Small (as deputy for Councillor Evans)

Members in attendance who spoke at the meeting

Councillor Becker

[Audio and video recording of this meeting](#)

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### 1. **APPOINTMENT OF VICE-CHAIRPERSON FOR THE MEETING**

RESOLVED:

That Councillor Clear be appointed as Vice-Chairperson for the meeting.

### 2. **DISCLOSURES OF INTERESTS**

In respect of item 6 (119 May Tree Close Badger Farm SO22 4JF, case number 22/00021/FUL) Councillor Laming stepped down from the committee for this item and addressed the committee as a ward member and did not vote on this item.

In respect of item 10 (1 Chase Grove Waltham Chase SO32 2LF case number 22/00117/HOU), Councillor McLean declared a personal interest due to a family member who lived near to the application property.

### 3. **MINUTES OF THE PREVIOUS MEETING.**

RESOLVED:

that the minutes of the previous meeting held on 15 June 2022 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 PDC1205.

5. **PLANNING APPLICATIONS (WCC ITEMS 6-10) (PDC1205 AND UPDATE SHEET REFERS)**

A copy of each planning application decision was available to view on the council's website under the respective planning application. The committee considered the following items.

6. **119 MAY TREE CLOSE BADGER FARM SO22 4JF (CASE NUMBER 22/00021/FUL )**

Proposal Description: Retrospective planning approval for a 20m natural wood fence (Height 1.80m) on the eastern boundary of our garden.

Councillor Read left the meeting during this item only and did not vote upon it.

The application was introduced. Members were referred to the update sheet which stated that the proposal description had been amended to: "Retrospective planning approval for a 20m natural wood fence (Height (1.80m)) on the eastern boundary of garden"

During public participation, Councillor John Godbold on behalf of Badger Farm Parish Council spoke against the application and answered members' questions.

Councillor Brian Laming spoke as a ward member against the application. He shared several presentation slides and expressed several points on behalf of residents, including:

- the land was green open space, currently maintained by the city council
- if allowed, the potential knock-on effect to other areas
- any open space lost should be replaced elsewhere
- the impact on visibility for traffic turning left was compounded by parked cars making the road single track in places
- believed to be the only house in the area with a fence of this height in the front of the property
- overall, considered detrimental and harmful to the area.

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.

7. **2 IMBER ROAD WINCHESTER HAMPSHIRE SO23 0NQ (CASE NUMBER 22/00921/HOU)**

Proposal Description: First-floor side extension.

The application was introduced. During public participation, Alice May spoke in objection to the application and James Coleman (applicant) spoke in support of the application and answered members' questions.

Councillor Becker spoke as a ward member against the application and expressed several points on behalf of residents, including:

- the property had a history of not being cared for
- the proposal would cause an imbalance with the neighbouring property and would make the garden of the neighbouring property feel more enclosed
- the loss of amenity, sunlight and privacy to neighbours
- the potential for setting a precedent which would encourage other Houses in Multiple Occupation (HMO) in the area to apply for extensions
- the negative impact on the community and the reduction in family homes as a result of increased numbers of HMOs
- this area was one of the few affordable areas in Winchester, a long-standing community which was being harmed through these proposals.

The committee proceeded to ask questions and debate the application and received additional advice from the committee's legal officer regarding 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 an additional condition regarding the installation of obscured glazed windows in accordance with the floor plans provided, the wording of the condition to be delegated to officers in consultation with the Chairperson.

Councillor Westwood left the meeting for the remaining agenda items.

8. **3 WEEKE MANOR HOUSE LOYD-LINDSAY SQUARE WINCHESTER SO22 5NB (CASE NUMBER 21/03015/LIS )**

Proposal Description: Replacement windows to a listed dwelling.

The application was introduced. Members were referred to the update sheet which advised that the application was being reported to the committee because an elected Member of Winchester City Council was an owner of the property. The update also clarified that the report refers to french doors as a comparison point in principle and that french doors to the rear of the rear single storey were installed as part of the 2003 approved conversion and were then replaced with crittal doors as approved under the 2018 applications. Photograph 1 of the agenda pack shows these doors but they were not subject to this application. Officers also advised that an additional slide would be presented that had not been originally included in the agenda pack.

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.

9. **54 CHERITON ROAD WINCHESTER HAMPSHIRE SO22 5AY (CASE NUMBER 22/00611/HOU )**

Proposal Description: Replacement of current pitched roof: replacement of felt and battens; replacement of concrete tiles with slate, excluding area covered by current black solar panels, which will be integrated into the roof. All current grey aluminium fascias and gutters will be retained.

The application was introduced. Members were referred to the update sheet which advised that the application was being reported to the committee because an elected Member of Winchester City Council was an owner of the property.

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.

10. **1 CHASE GROVE WALTHAM CHASE SO32 2LF (CASE NUMBER 22/00117/HOU )**

Proposal Description: Conversion of existing garden out-buildings to self-contained annexe (Retrospective).

The application was introduced. During public participation, Helen Wilkie spoke in objection to the application and Councillor Sam Charles, Shedfield Parish Council spoke against the application and answered members' questions.

The committee proceeded to ask questions and debate the application and received additional advice from the committee's legal officer regarding 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 an additional condition that all outward-facing windows use obscured glazing with the wording of the condition to be delegated to officers in consultation with the Chairperson. In addition, it was agreed that condition 02 be amended to reflect that the use of the word "guests" in this condition be amended to "non-paying guests"

11. **PDC1206 - CONFIRMATION OF TREE PRESERVATION ORDER, 2309 LAND AT THE GORSE 111 MAIN ROAD, COLDEN COMMON, SO21 1TB**

Proposal Description: To consider confirmation of Tree Preservation Order 2309 to which one letter of objection has been received.

The report was introduced, and officers updated the committee that the Tree Preservation Order if confirmed related to "T2" only. The committee proceeded to ask questions and debate the application.

**RESOLVED:**

that Tree Preservation Order 2309 be confirmed with modification as set out in the report.

The meeting commenced at 9.30 am and concluded at 12.10 pm

Chairperson