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PLANNING COMMITTEE

Wednesday, 2 December 2020

Attendance:

Councillors
Evans (Chairperson)

Rutter
Clear
Gordon-Smith
Laming

McLean
Read, (except for item 7)
Ruffell

Other Members that addressed the meeting:

Councillors Cook and Learney.

Apologies for absence:

All members were in attendance.

[Full audio recording and video recording](#)

1. **DISCLOSURES OF INTERESTS**

No disclosures of interest were declared.

2. **MEMBERSHIP OF SUB-COMMITTEES ETC**

There was no action to report under this item.

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 PDC1174.

4. **PLANNING APPLICATIONS - WCC ITEMS 6 & 7, SDNP ITEM 8 AND WCC ITEMS 10 TO 13 - PDC1174 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):

5. **THE CORNER HOUSE, 15 BEREWEEKE CLOSE, WINCHESTER, SO22 6AR**
(CASE NUMBER: 20/00949/FUL)

Item 6: Material amendments to application no 18/01432/FUL to amend condition nos: 9 – landscaping; 12 – arboricultural impact assessment; 13 – approved plans (AMENDED PLANS)

The Corner House, 15 Bereweeke Close, Winchester, SO22 6AR

Case number: 20/00949/FUL

The Service Lead - Built Environment referred Members to the Update Sheet which set out the following: an amendment that there would be no pedestrian access onto Bereweeke Road. The access on Bereweeke Close to be used for vehicular and pedestrian access; and an amendment of condition 7 to prevent the future addition of gates on the Bereweeke Avenue access.

In addition, a verbal update was made at the meeting in respect of the amendment to condition 7, to remove permitted development rights in classes A, B, C and E and to clarify that no gates are to be installed at any time to the south west facing access along Bereweeke Close.

During public participation, John MacAulay and Mr Dickens spoke in objection to the application and answered Members' questions thereon.

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

In summary, Councillor Learney stated that this was not the first time that Ward Members had addressed the committee regarding the proposals. The main concerns are the visual impact on the surrounding area from the proposals, parking on the road and in neighbouring streets being very limited whereby legally parked vehicles obscured the view of traffic coming along Bereweeke Close.

Councillor Learney suggested that the proposed entrance encroached onto parking bays with no visibility splays provided. In addition, she stated that vehicles in the driveway would not be able to reverse safely and also made reference to the history of the site and the developer's approach to ignoring planning policies. Councillor Learney considered that, gate or not, the access was unacceptable without relocating the parking bays, restricting the height of the hedges on the boundary and improving the visibility splays. Councillor Learney urged the committee to refuse the application unless these issues could be resolved.

In conclusion, Councillor Learney made reference to the detrimental effect from the removal of boundary trees at Mr & Mrs Dicken's property, where trees had been felled and shrubbery removed for the original access onto Bereweeke Road. In addition, Councillor Learney suggested that, if the entrance was to go into Bereweeke Close, the planting scheme should not only include the trees referred to in the condition, but should also include the restoration of the previous 'garden feel' to the Bereweeke Road frontage making the building less incongruous in its setting.

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, the Update Sheet and the verbal update, subject to the following: an additional condition to remove permitted development rights under Part 2 of Class A to ensure no gates, fences, walls or other measures of enclosure; and additional informatives that the applicant discuss with Hampshire County Council access to parking bays and the height of hedges to ensure highway safety when exiting the site.

6. **HAZELWOOD, 29 DOWNSIDE ROAD, WINCHESTER, SO22 5LT**
(CASE NUMBER: 20/01597/FUL)

Item 7: Application Reference Number: 19/02046/FUL Date of Decision: 17/07/2020. Condition 2 (Approved Plans): Condition to be updated to reflect approved drawings.

Hazelwood, 29 Downside Road, Winchester, SO22 5LT
Case number: 20/01597/FUL

Due to technical difficulties, Councillor Read withdrew from the meeting for the consideration of this item

During public participation, Mr Spencer spoke in objection to the application and Jim Beavan (agent) spoke in support of the application.

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

In summary, Councillor Learney stated that this was yet another application where developers had pushed the policy boundaries. The proposal provided no affordable two or three bedroomed accommodation which was the aim of policy CP2. There was a matter of principle involved regarding the proposals as the application was partly retrospective. Councillor Learney referred to the issues surrounding the narrow access and the impact on neighbouring properties whereby the improved road surface had resulted in vehicles speeding down the narrow track, without paying due care and attention to pedestrian and cyclist safety.

In addition, Councillor Learney stated that, if the committee were minded to approve the application, permitted development rights should continue to be withheld and the obscure glazed window on the south facing aspect of plot 2, overlooking the neighbours, be retained to maintain their privacy and conditioned accordingly.

In conclusion, Councillor Learney stated that it was important that the objections of Ward Members and the many residents were heard on yet another partly implemented application where the committee were being asked to approve the proposal retrospectively.

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.

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

7. **SARSEN STONE, THE AVENUE, TWYFORD, WINCHESTER, HAMPSHIRE, SO21 1NJ**
(CASE NUMBER: SDNP/20/03321/HOUS)

Item 8: Raise the roof to enlarge the first floor bedrooms and reorganise the ground floor.

Sarsen Stone, The Avenue, Twyford, Winchester, SO21 1NJ

Case number: SDNP/20/03321/HOUS

During public participation, Jane Noble spoke in objection to the application and Daniel Bleasdale (applicant) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Cook stated that there had previously been no objection to the 2017 application with only minor concerns raised by Ward Members regarding the materials and the height of the window. Councillor Cook stated that Sarsen Stone was the last bungalow to be built and it was in keeping with the remaining bungalows at that time. Overtime the nine bungalows have applied for planning permissions which were subsequently granted, subject to height restrictions. She made reference to policy DM16 (site design criteria) and was of the opinion that the increase in size, scale, height and bulk and the density of the proposal would be out of keeping and out of character with the area, contrary to this particular policy and the submitted Twyford neighbourhood plan.

In conclusion, Councillor Cook referred to light deprivation issues and the likelihood that this application could set a precedent if approved. Councillor Cook suggested that the alternative 2017 application should be revisited, together with the consideration of other options that would be in keeping with the surrounding area and urged the committee to refuse the application.

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 additional informative to include details of working hours.

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

8. **HOMEbase LTD EASTON LANE WINCHESTER HAMPSHIRE SO23 7UD**
(CASE NUMBER: 19/01219/FUL)

Item 10: Application Reference Number: 14/02880/FUL – Date of Decision: 04/03/2015. Condition Number(s): 1 –GOODS CONDITION

Conditions(s) Removal: SEE COVERING LETTER DATED 3 JUNE 2019

Homebase Ltd, Easton Lane, Winchester, SO23 7UD

Case number: 19/01219/FUL

At the invitation of the Chair, the Council's Economic Development and Strategic Planning teams clarified the reason for refusal, as set out in the officer's report, in respect of the promotion of town centre, the Local Plan strategy for Winnall and the retail and town centre use position, with no pressing need for general floor space. The importance of planning policy in supporting the town centre was emphasised, together with the impact of such proposals on any potential future development within the town centre.

Officers remained present in the meeting to respond to Members' questions on items 10 to 13 thereon.

During public participation, Stuart Vendy (on behalf of Homebase Ltd) spoke in objection to the application and Danny Simmonds (RPS planning consultant on behalf of Royal London – freehold owner of site) spoke in support of the application and answered Members' questions thereon.

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

9. **HOMEBASE LTD, EASTON LANE, WINCHESTER, HAMPSHIRE, SO23 7UD
(CASE NUMBER: 19/01267/FUL)**

Item 11: External alterations (including covering of garden centre), alterations to car park and service yard and associated works
Homebase Ltd, Easton Lane, Winchester, SO23 7UD
Case number: 19/01267/FUL

The Service Lead - Built Environment referred Members to the Update Sheet which set out an additional condition (Condition 4) to ensure that the use of the buildings remains the same.

During public participation, Stuart Vendy spoke in objection to the application and Danny Simmonds 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.

10. **HOMEBASE LTD, EASTON LANE, WINCHESTER, HAMPSHIRE, SO23 7UD
(CASE NUMBER: 19/01223/FUL)**

Item 12: Reconfigured mezzanine floor of 2,323 SQM.
Homebase Ltd, Easton Lane, Winchester, SO23 7UD
Case number: 19/01223/FUL

During public participation, Stuart Vendy spoke in objection to the application and Danny Simmonds 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.

11. **HOMEBASE LTD EASTON LANE WINCHESTER HAMPSHIRE SO23 7UD**
(CASE NUMBER: 19/01268/FUL)

Item 13: Construction of a pod unit falling within Class A1/ A3/ A5, bin store and plant area, provision of outside seating area and other associated works.
Homebase Ltd, Easton Lane, Winchester, SO23 7UD
Case number: 19/01268/FUL

During public participation, Stuart Vendy spoke in objection to the application and Danny Simmonds spoke in support of the application and answered Members' questions thereon.

During Members' questions, Danny Simmonds declared that, on behalf of the freehold owner of the site, they would be prepared to concede Class A1 from the application and proceed to restrict the pod unit for Class A3 and A5 use only.

In response, the Council's Strategic Planning Officer clarified that in terms of planning policy, the view was that Class A3 (restaurant) and Class A5 (hot food takeaway) would be acceptable as they were considered as ancillary to the role of the retail park on site. However, Class A1 use was considered contrary to policy and was deemed unacceptable with no need identified on this site.

For clarification, the Service Lead - Built Environment advised that it was for the committee to determine the application before them on its merits. It was a decision for the applicant to submit any revised application at a future date to reflect the changes now being proposed.

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

RESOLVED:

That the decisions taken on the Planning Applications in relation to those applications outside and inside 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 6 (The Corner House, 15 Berewecke Close, Winchester: Case number: 20/00949/FUL) permission be granted for the reasons and subject to the conditions and informatives set out in the Report, the Update Sheet and the verbal update, subject to the following: an additional condition to remove permitted development rights under Part 2 of Class A to ensure no gates, fences, walls or other measures of enclosure; and additional informatives that the applicant discuss with Hampshire County Council access to parking bays and the height of hedges to ensure highway safety when exiting the site; and

(ii) That in respect of item 8 (Sarsen Stone, The Avenue, Twyford: Case number: SDNP/20/03321/HOUS) permission be granted for the reasons and subject to the conditions and informatives set out in the Report, subject to an additional informative to include details of working hours.

The virtual meeting commenced at 9.30am, adjourned between 11.50am and 2pm and concluded at 4pm.

Chair

1.

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