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PLANNING COMMITTEE

Wednesday, 26 January 2022

Attendance:

Councillors
Evans (Chairperson)

Rutter
Bentote
Edwards
Laming

Pearson
Read
Ruffell
Westwood

Apologies for Absence:

None.

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

1. **DISCLOSURES OF INTERESTS**

Councillor Edwards declared a personal and prejudicial interest in respect of the agenda item: 10 St Cross Road Winchester SO23 9HX. He stated that due to the proximity of his property to the application site he would take no part in the determination of the application and left the meeting for the consideration of the item.

Councillor Evans declared a personal (but not prejudicial) interest in respect of the agenda item: The Holding, Little Bull Lane, Waltham Chase, SO32 2LT, due to her knowledge of the applicant's parents.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting held on 14 December 2021 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 PDC1197.

4. **PLANNING APPLICATIONS (WCC ITEMS 6-8) (PDC1197 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 reference number. The committee considered the following items:

5. **10 ST CROSS ROAD WINCHESTER, SO23 9HX, REF - 21/02065/FUL**
Proposal Description: Construction of a new 3 bed dwelling house facing Edgar Road.

The application was introduced. During public participation, Mr Robert Carter spoke in objection to the application, Mr Jack Sowden (on behalf of the Agent) spoke in support of the application and answered members' questions.

Councillor Radcliffe spoke as a ward member and expressed several points on behalf of residents. He explained that residents had raised several concerns which could be summarised as loss of privacy, risk of overdevelopment and an adverse impact on the character of the street. Specifically, he advised that 26 letters of objection had been received whilst there were none in support. He referred to the impact this application would have upon neighbouring homes, the blocking of sunlight and daylight and the impact on neighbours' privacy including potential child safeguarding concerns relating to the overlooking of a nearby college dormitory. Residents had raised concerns regarding the overdevelopment of the site and that it may set a precedent for future infill and back garden development in the area. Finally, he raised issues concerning the site drainage, the waste and recycling collections and the additional pressure that would be placed on the current on-street parking.

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 with an addition to condition 13 to consider including swift boxes if appropriate.

6. **112 TEG DOWN MEADS, WINCHESTER, SO22 5NZ, REF - 21/02199/FUL**
Proposal Description: Erection of four-bedroom dwelling with associated vehicle access.

The application was introduced. Members were provided with a verbal update regarding a proposed amendment to condition 6, that to aid biodiversity the inclusion of swift boxes be considered.

During public participation, Mr John Nixon spoke in objection to the application and Mr Lee Scott (Agent) spoke in support of the application and answered members questions.

Councillor Learney spoke as a ward member. In summary, Councillor Learney informed the committee that residents remained concerned over the scale of development and reminded the committee of the Planning Inspector's guidance following the previously refused application on this site. This included guidance on the character of the area and provision of adequate amenity space, attention to build lines and alignment with the neighbourhood design statement. Councillor Learney supported many of the proposed conditions, specifically condition 10 regarding the removal of permitted development rights and condition 12

regarding the excavation requirements. In addition, the observations regarding the use of materials and roof tiles were welcomed whilst clarification regarding condition 4, drainage was sought.

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 with an addition to condition 6 to consider including swift boxes if appropriate.

7. **SELHURST POULTRY FARM, SOBERTON, SO32 3AF, REF - 20/00557/FUL**
Proposal Description: Provision of 5 buildings for B8 purposes and 1 for B1 purposes. Revision to planning permissions, 18/01530/FUL, 19/00389/FUL, 19/01904/FUL.

The application was introduced. A verbal update was provided that following highways advice regarding the internal road and footways, an additional condition was recommended for the provision of a private management plan that would ensure the internal road and footways met minimum, industry standards for design and management. Members were referred to the update sheet which provided an update to the condition schedule with an amendment to condition 5. The condition should read: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or as may be subsequently amended or re-enacted the 6 units hereby permitted shall be used only for purposes within Class E(g)(i) and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s)".

During public participation, Mr Nick Wallis spoke in objection to the application and Mr Ian Donohue (Agent) spoke in support of the application and answered members' questions.

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. In addition, a condition was agreed regarding the requirement of a private management plan to ensure minimum, industry standards were met in the design and management of the internal road and footways.

8. **THE HOLDING, LITTLE BULL LANE, WALTHAM CHASE, SO32 2LT, REF - 21/00254/FUL**

Proposal Description: Replacement residential dwelling, with accompanying garage.

The application was introduced. During public participation, Mr Eric Cox (on behalf of the applicant) spoke in support of the application and answered members' questions. 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.

9. **THREEWAYS, HEATH ROAD, WICKHAM, PO17 6LA, REF - 20/02207/HOU**

Proposal Description: (Amended Plans and Description) Single storey and two storey front and rear extensions.

The application was introduced. Members were referred to the update sheet which gave an update to the condition schedule and the removal of condition 4 (drainage). This condition related to the outbuilding which was previously applied for under this application but was subsequently removed and was not considered as part of this proposal. The update advised that the extensions referred to in the application did not require a drainage condition.

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.

The meeting commenced at 9.30 am and concluded at 2.50 pm

Chairperson