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PLANNING COMMITTEE

Tuesday, 13 December 2022

Attendance:

Councillors
Rutter (Chairperson)

Clear
Laming

Read
Westwood

Apologies for Absence:

Councillors Evans, Edwards, McLean and Pearson

Deputy Members:

Councillor Cook (as deputy for Councillor McLean), Councillor Cunningham (as deputy for Councillor Pearson) and Councillor Small (as deputy for Councillor Edwards)

Other members in attendance:

Councillor Ferguson

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

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 agenda item 6 (Tesco Stores Ltd, Easton Lane, Winchester, Hampshire, SO23 7RS Case number: 22/00230/FUL) Councillor Cook declared a pre-determined interest. She stepped down from the committee and addressed the committee as an objector and did not vote on this item.

In respect of agenda item 7 (Hampshire Constabulary HQ, Romsey Road, Winchester, SO22 5TB Case number: 22/02038/FUL), Councillor Westwood declared a personal and prejudicial interest due to his acquaintance with some of the objectors, he took no part in the determination of the application and left the meeting for this item.

3. **MINUTES**

RESOLVED:

That the minutes of the reconvened meeting held on 7 October 2022 and the previous meeting held on 19 October 2022 were 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 PDC1212.

5. **PLANNING APPLICATIONS (WCC ITEMS 6-10) (PDC1212 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. **TESCO STORES LTD, EASTON LANE, WINCHESTER, HAMPSHIRE, SO23 7RS CASE NUMBER: 22/00230/FUL (WARD: ST BARTHOLOMEW)**

Proposal Description: (amended plans 25.03.2022) Erection of a freestanding restaurant with a drive-thru facility, car parking, landscaping and associated works, including Customer Order Displays (COD) and Play Frame (Class E/Sui Generis).

The application was introduced. Members were referred to the update sheet which provided additional information regarding the following matters.

1. The Ward Councillors' reasons for requesting the application be determined by the committee.
2. Compliance with the council's waste management strategy.
3. Compliance with the council's Air Quality Supplementary Planning Document.

In addition, the following update to Conditions and Heads of Terms was provided.

Conditions updates

1. Condition 06 to include at the end: Demolition and construction work shall only take place in accordance with the approved method statement.
2. Additional conditions 14 The development shall be carried out in accordance with the measures set out within the Construction Environmental management plan NB8901, Biodiversity Net gain calculations report Version 1/Aug 2022 (Practical Ecology) and the

Preliminary ecological appraisal report Version 2/July 2022 (practical Ecology). Thereafter, the compensation measures shall be maintained and retained in accordance with the approved details for the lifetime of the permission.

Reason: To provide adequate mitigation and enhancement for protected species.

Additional Heads of Terms for S106

1. Securing of a S278 legal agreement with Hampshire County Council Highways Authority prior to the development being occupied (and use commenced), for the pedestrian crossing point and highway/cycleway improvements to the site.
2. Implementation of the Delivery Management plan ADL/CC/3610/16A;
3. Implementation of the requirements of the Transport Assessment ADL/CC/3610/16B
4. Implementation of the requirements including bond and monitoring, of the Travel Plan ADL/CC/3610/16A for the lifetime of the permission

During public participation, Andy Key and Councillor Susan Cook spoke in objection to the application.

Councillor Paula Ferguson spoke as a ward member against the application and expressed several points on behalf of residents and the other St Bartholomew ward members. Councillor Ferguson made several points which could be summarised as follows:

1. The ward members had looked closely at the application and had engaged with representatives of McDonalds.
2. They recognised that the application could provide a range of job opportunities for local people and that some local people may welcome a new fast-food restaurant.
3. Many residents were concerned about the impact of additional traffic in an already busy area.
4. It was felt that the transport assessment did not adequately take into account traffic on surrounding roads for example Easton Lane and Wales Street and it ignored the risk of people cutting through the Winnal Estate.
5. In addition to an increase in road congestion, the application would also increase local levels of noise pollution, air pollution and litter.
6. It was understood there was a desire to open 24 hours a day and there were concerns about the nighttime traffic this would generate both from restaurant customers and delivery vehicles.
7. This proposal could create an unofficial service station and would encourage vehicles to exit the M3 at junction 9.
8. That this proposal ran contrary to the aims of the Winchester Movement strategy and the locally declared climate emergency by encouraging additional car journeys.

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. **HAMPSHIRE CONSTABULARY HQ, ROMSEY ROAD, WINCHESTER, SO22 5TB CASE NUMBER: 22/02038/FUL (WARD: ST PAUL)**

Proposal Description: Application Reference Number: 16/00957/FUL Date of Decision: 15/08/2020 Variation of Condition Number 1: To extend the temporary permission granted for a period of two years until the 13th of August 2024.

The application was introduced and during public participation, Timothy Montagu and John Burley spoke in objection to 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 informatives set out in the report.

8. **TRICKLEBANK STUD, LODGE HILL, NEWTOWN, PO17 6LG CASE NUMBER: 21/02081/FUL (WARD: CENTRAL MEON VALLEY)**

Proposal Description: General Purpose Storage Barn (Amended Plans).

The application was introduced and during public participation, Tony Langridge and Chris Ward spoke in objection to the application, Paul Harris (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.

9. **FIR TREES, FURZELEY CORNER, DENMEAD, PO7 6TS CASE NUMBER: 22/00979/FUL (WARD: DENMEAD)**

Proposal Description: Erection of replacement dwelling with associated hard and soft landscape works.

The application was introduced. Members were referred to the update sheet which provided additional information regarding the following conditions.

1. To ensure that the existing structure on the site is removed in an appropriate timeframe, condition 13 has been added which reads -

“The existing structure on the site subject to the approved Class Q conversion must be demolished within 6 months of the occupation of the dwelling hereby approved and the land restored in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that only one residential unit is constructed on the site”

2. The following was added as condition 14 in line with the council’s adopted position statement on nitrates –

“The development hereby permitted shall NOT BE OCCUPIED until:

a. A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority

b. A mitigation package addressing the additional nutrient input arising from the development has been submitted to and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to the first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

c. All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority. Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.”

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.

During public participation, Lynne Watterson (applicant) spoke in support of the application and Councillor Paula Langford Smith on behalf of Denmead Parish council spoke against 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 and subject to an additional informative that biodiversity improvements, for example, the inclusion of swift and

sparrow boxes be considered. The precise wording of the informative to be delegated to Service Lead: Built Environment.

10. **THE OLD VICARAGE, MAIN ROAD, HURSLEY, SO21 2JW CASE NUMBER: 22/01718/HOU (WARD: BADGER FARM & OLIVERS BATTERY)**

Proposal Description: Erection of detached garage.

The application was introduced, and the committee was advised that the application was being reported to the committee as 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.

11. **PLANNING APPEALS - QUARTERLY REPORT (PDC1211)**
(PDC1211)

The Service Lead: Built Environment introduced the report which provided the committee with a detailed summary of the ten appeal decisions for the period April 2022 to September 2022. In summary, the report advised the following:

1. Appeal allowed 3 (30%)
2. Appeal dismissed 7 (70%)
3. One was a cost Application, and this was refused.

RESOLVED:

That the summary of appeal decisions received during April 2022 to September 2022 be noted.

The meeting commenced at 9.30 am and concluded at 12.15 pm

Chairperson