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PLANNING COMMITTEE

15 November 2018

Attendance:

Councillors
Ruffell (Chairman)

Read
Clear
Cunningham
Evans

Izard
McLean
Rutter
Berry

1. DISCLOSURES OF INTERESTS

Councillors Clear and Evans both declared a personal (but not prejudicial) interest in respect of item 7 (land to the rear of 1 – 34 School Road, Wickham) as they were members of Wickham Parish Council, which had approved the inclusion of site in the Local Plan Part 2 process. Having a personal interest only they both voted on this item.

2. MINUTES

RESOLVED:

That the minutes of the previous meeting of the Committee held on 18 October 2018 be approved and adopted.

3. PLANNING APPLICATIONS - WCC AGENDA ITEMS 7 AND 8 (PDC1121)

A copy of each planning application decision is available to view on the Council's website under the respective planning application.

The Committee agreed to receive the Update Sheet as an addendum to Report PDC1121.

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

4. LAND TO THE REAR OF 1 TO 34 SCHOOL ROAD, WICKHAM, WINCHESTER CASE NO: 18/01282/REM

The Head of Development Management referred Members to the Update Sheet which set out two additional conditions that were required in relation to ecology as follows:

Prior to commencement of any tree works in the area shown as Broad-leaved Woodland on the Phase 1 Habitat Map in the Ecological Assessment DFA18009V3 September 2018, a qualified ecologist shall be engaged to oversee works to trees in this area. Details of the

appointment and scope of the monitoring shall be agreed in writing by the local planning authority before tree works commence.

Reason: In the interests of biodiversity.

Prior to the commencement of development, or any other preparatory works other than those already undertaken for archaeological investigations, a qualified ecologist shall be engaged to undertake a pre-construction badger survey to refresh existing data from two to four months prior to the commencement of construction. Thereafter, further surveys will be undertaken every six months or until the construction is complete. The monitoring will inform badger mitigation and its adaptation as required. Details of the appointment and scope of the survey work shall be agreed in writing by the local planning authority before development commences.

Reason: In the interests of biodiversity.

The Head of Drainage and Special Maintenance additionally informed the meeting that Southern Water had confirmed that they would be constructing a new pumping station to be completed in 2020, which was in line with the phasing of the construction of the development. The satisfactory provision of foul water drainage was covered by condition 5.

During public participation, Anton Hanney, Wickham Residents Association and Wickham Society spoke in objection to 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 and also subject to amendment to condition 4 to ensure that permeable materials be used in appropriate places to reduce water run off from the development.

5. **18 DEAN LANE, WINCHESTER, CASE NO: 18/01620/FUL**

The Head of Development Management referred Members to the Update Sheet which set out the comments received from the Tree Officer on 8 November 2018 stating that there were no significant issues. A verbal update was provided to add an additional condition requiring the submission of a Construction Management Plan. An Amended Site and Landscape Plan (Dwg No 2266/02 B) had been submitted 12 November 2018 showing retention of rear boundary treatment. The Agent had also confirmed that the existing bungalow had 3 bedrooms.

During public participation, Patricia Fennell spoke in objection to the application and Huw Thomas, Agent, spoke in support 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.

RESOLVED:

1. That the decisions taken on the Development Control 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 (Land To The Rear Of 1 To 34 School Road, Wickham), permission be granted for the reasons and subject to the conditions and informatives set out in the Report and the Update Sheet subject to amendment to condition 4 to ensure that permeable materials be used in appropriate places to reduce water run off from the development.

(ii) That in respect of item 8, (18 Dean Lane, Winchester), permission be granted for the reasons and subject to the conditions and informatives set out in the Report, the Update Sheet and the additional condition referred to in the verbal update regarding the submission of a Construction Management Plan

6. **MEMBERS PLANNING DISTRICT COACH TOUR 2018 – FEEDBACK**
(PDC1120)

The Committee gave consideration to a summary of responses from the Coach Trip assessment and feedback form.

It was commented that future coach tours could consider visiting smaller sites and also sites that had divided the Committee's views when voting to approve an application.

RESOLVED:

That the report be noted.

7. **PLANNING APPEALS- SUMMARY OF DECISIONS JULY TO SEPTEMBER 2018**
(PDC1118)

The Committee gave consideration to the report which provided a summary of the development management and enforcement appeals received for the period 1 July to 30 September 2018.

RESOLVED:

That the report be noted.

The meeting commenced at 9:30am and concluded at 11:55am

Chairman