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PLANNING COMMITTEE

Thursday, 14 March 2019

Attendance:

Councillors
Ruffell (Chairman)

Clear
Cunningham
Evans

Izard
Rutter
Berry

Deputy Members:

Councillor Huxstep except for items 12 and 13

Others in attendance who addressed the meeting:

Councillors Horrill, Murphy, Laming and Porter

Others in attendance who did not address the meeting:

Councillor Bell

Apologies for Absence:

Councillors Read and McLean

1. **APPOINTMENT OF VICE CHAIRMAN FOR THE MEETING**

RESOLVED:

That Councillor Izard be appointed Vice-Chairman of the Committee for the meeting.

2. **DISCLOSURES OF INTERESTS**

Councillor Rutter declared that in respect of item 9 (land at St Swithuns Church, London Road, Headbourne Worthy) she was a member of Headbourne Worthy Parish Council. She had not discussed or voted on this item when it was considered by the Parish Council and as she had not predetermined the application, she would speak and vote on this item.

3. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 14 February 2019 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 PDC1128.

5. **PLANNING APPLICATIONS – WCC AGENDA ITEMS 7 – 13 (PDC1128)**

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

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

6.

ITEM 7: REFURBISHMENT AND RE-DEVELOPMENT OF THE OLD PARSONAGE CARE HOME TO PROVIDE 16 NO. CLOSE CARE APARTMENTS WITH ASSOCIATED WELFARE AND STAFF FACILITIES. THE PROPOSALS INCLUDE THE DEMOLITION OF THE 1980'S ADDITIONS, THE ERECTION OF A NEW 2.5 STOREY BUILDING WITH SINGLE STOREY WING TO THE REAR OF THE SITE AND THE RE-ORDERING OF THE LISTED BUILDING. THE OLD PARSONAGE CARE HOME, MAIN ROAD, OTTERBOURNE CASE NUMBER: 18/02063/FUL

The Head of Development Management referred Members to the Update Sheet which set out that the section headed 'Recommendation' should read:

Application Permitted subject to the following provisions in a S106 Legal Agreement and condition(s):

Heads of Terms

- Retention of buildings for C2 use

The Employment and Skills Plan shall be secured by Condition 20 not via S106 Agreement.

There was also an update to Condition 8 (Construction Management Plan); and the addition of Condition 20 relating to the need for an Employment and Skills Plan and also the addition of Condition 21 (that accommodation hereby permitted shall not be used for any other purposes than a residence care home (Use Class C2). – Full details were set out in the Update Sheet.

During public participation, Helen Elleby and Otterbourne Parish Councillor Kevin Stafford spoke in objection to the application and answered Members' questions thereon.

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

In summary, Councillor Laming stated that:

- The proposed development was much larger than the present.
- The new development's windows and their height would result in a loss of privacy for neighbours.
- The new rooms facing neighbours were living rooms and for permanent occupation.
- The large scale of the development would change the character of the area.
- There was insufficient car parking, including provision for visitors
- There would be an adverse impact on the sewerage system and the ecologically sensitive stream
- There would be further car parking on the road and limited access for emergency vehicles
- A Planning (Viewing) Sub Committee was recommended.

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 as per the Update Sheet.

7. **ITEM 8: REFURBISHMENT AND RE-DEVELOPMENT OF THE OLD PARSONAGE CARE HOME TO PROVIDE 16NO. CLOSE CARE APARTMENTS WITH ASSOCIATED WELFARE AND STAFF FACILITIES. THE PROPOSALS INCLUDE THE DEMOLITION OF THE 1980'S ADDITIONS, THE ERECTION OF A NEW 2.5 STOREY BUILDING WITH SINGLE STOREY WING TO THE REAR OF THE SITE AND THE RE-ORDERING OF THE LISTED BUILDING. THE OLD PARSONAGE CARE HOME, MAIN ROAD, OTTERBOURNE CASE NUMBER: 18/02064/LIS**

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 the deletion of the reference to: 'and for the provision of an Employment Skills Plan', which was included and approved under application 18/02063/FUL above.

8. **ITEM 9: CAR PARK WITH LANDSCAPING AND NEW ACCESS FROM WORTHY ROAD. LAND AT ST SWITHUNS CHURCH, LONDON ROAD, HEADBOURNE WORTHY. CASE NUMBER: 18/01978/FUL.**

During public participation, Gail Alexander (The Worthies Conservation Volunteers) spoke in objection to the application and Headbourne Worthy Parish Councillor Christine Clarkesmith and Gimma McPherson (Parochial Church Council for the Church) spoke in support and answered Members' questions thereon.

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

In summary, Councillor Porter stated that she wished to raise the following points:

- Concerns over the viability of the church
- Concerns over the impact on ecology
- Highway issues, including the dampness of the site of the existing informal car park and the safety of the entrance to the new car park on a busy 30 to 40mph road. She asked if sight lines were adequate with the introduction of electric vehicles and the use of cycles that could be less heard.
- Was car parking capacity met with 25 new spaces
- Was lighting required for the safety of visitors
- The erosion of the strategic gap with the development of the car park
- Possible use as an informal Park and Ride (following the introduction parking restrictions in Abbots Worthy)
- Effect on the setting of the listed church, which would not be enhanced
- The provision of a small number of disabled bays would have been more acceptable
- Speed limits on the road could have been addressed as part of the Planning 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.

9. **ITEM 10: CHANGE OF USE OF OPEN LAND TO A PET CEMETERY**
CEMETERY HOE ROAD BISHOPS WALTHAM
CASE NUMBER: 18/02844/FUL

The Head of Development Management clarified that the dimensions of the proposed area for the pet cemetery was approximately 40m on its longest length by 20m and not 25m x 13m as stated on page 62 of the Report under Site Description.

During public participation, Penny Clive (Committee Member of Cemetery) 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.

10. **ITEM 12: ERECTION OF A 60 BED SPECIALIST DEMENTIA AND NURSING**
RESIDENTIAL CARE HOME WITH ASSOCIATED LANDSCAPING AND CAR
PARK FOLLOWING DEMOLITION OF THE EXISTING VACANT FORMER
NURSING HOME BUILDING.
ABBEGATE, 42 QUARRY ROAD, WINCHESTER
CASE NUMBER: 18/02385/FUL

The Head of Development Management referred Members to the Update Sheet which set out details of a further letter of objection received due to the size of the structure and its proximity to the junction of Northbrook Avenue and Quarry

Road; a revision to Condition 13: Substitute revised Landscape plan (M9335 APL005 rev. D) and site plan (M9335 APL004 rev. D), which showed the temporary storage area for bin collection, and also an additional condition relating to Employment Skills Plan – Full details were set out in the Update Sheet.

During public participation, David Hoggett spoke in objection to the application and Carole Sawyers (Chief Executive of Brendon Care) and James Wallace (Architect) spoke in support and answered Members' questions thereon.

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

In summary, Councillor Murphy stated that:

- The revised plans had reduced the development's height; however it was still four stories and would be dominant and close to neighbours.
- It was contrary to the St Giles Hill Conservation Area guidance and the Neighbourhood Design Statement, which should be respected.
- The development could be pushed further back into the site and its roof articulated.
- The provision of solar panels (35 square metres) to the roof area of 900 square metres was relatively small and the development's level of sustainability to meet Council's Planning Policy CP11 needed to be clarified.
- There was inadequate drainage and the development might increase the risk of flooding.
- There was inadequate capacity for foul sewage and this required improving.
- The application should be deferred to allow the above points to be dealt with.

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 as per the Update sheet, subject to the delegation to the Head of Development Management to issue the decision once the required ecology matters together with any appropriate conditions that may be required.

11. **ITEM 13: HOARDINGS AND WINDOW STICKERS/POSTERS SURROUNDING THE FRIARSGATE MEDICAL CENTRE BUILDING. FRIARSGATE MEDICAL CENTRE, FRIARSGATE, WINCHESTER CASE NUMBER: 19/00174/AVC**

The Head of Development Management referred Members to the Update Sheet which stated that Paragraph 3 of the 'Design/layout and Impact on Character of Area' section referred to the use of a map image. This had now been updated to include images taken from the Central Winchester Regeneration Supplementary Planning Document and amended drawings had been received to reflect this.

Therefore, condition 07 was updated to read:

The development shall be carried out in accordance with the following plans:

- Location Plan received 28.01.2019
- Hoardings – Measurements with Design received 12.03.2019
- Hoardings – Panel Measurements received 28.01.2019
- Visual Image showing Hoarding and Windows received 28.01.2019
- Door Measurements and Graphics received 28.01.2019
- Archway Graphics received 28.01.2019
- Block Plan showing location of hoardings received 28.01.2019
- Single Window Graphic received 28.01.2019
- Window Vinyl Stickers received 28.01.2019
- Marked up windows and measurements received 30.01.2019

During public participation, Councillor Horrill spoke on this item as the Leader of the Council.

In summary, Councillor Horrill stated that:

- As Chairman of the Cabinet (Central Winchester Regeneration) Committee the redevelopment of the area was a key commitment and the Supplementary Planning Document (SPD) and its vision for the area had been adopted.
- The Woolstaplers Hall, the former antiques market and Coitbury House would remain in the redevelopment. The former Friarsgate building had been empty for almost 10 years and after being purchased by the City Council in 2018 it would now be demolished.
- The Council was seeking hoardings and window stickers/posters in the short term to secure the building, to prevent unauthorised access and provide public safety.
- The application would complement the street scene and would protect the site during demolition.
- The images to be used were consistent with the SPD.

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 as per the Update Sheet.

RESOLVED:

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.

The meeting commenced at 9.30 am and adjourned between 12.15pm and 2.00pm and concluded at 3.00 pm

Chairman