

PLANNING (VIEWING) SUB-COMMITTEE

9 May 2018

Attendance:

Councillors:

Ruffell (Chairman) (P)

Read (Vice-Chairman) (P)

Evans (P)
Gottlieb (P)
Izard (P)

Laming (P)
Rutter (P)

Deputy Members:

Councillor Rutter (Standing Deputy for Councillor Clear)

Officers in attendance:

Mrs J Pinnock – Head of Development Management
Ms F Sutherland – Planning and Information Solicitor
Miss C Watson – Planning Officer

1. FORMER COUNCILLOR IAN TAIT

Legal clarification was sought regarding the participation of former Councillor Ian Tait as a previous member of the Planning Committee, prior to the recent local elections.

The Planning and Information Solicitor confirmed that, as set out in The Local Government Act 1972 (Section 7 refers), Members that were not re-elected would retire from their position as Councillor on the fourth day following the election. As a result, the advice given was that former Councillor Tait could no longer sit as a Councillor on this Sub-Committee.

In response, former Councillor Tait requested that it be recorded that he disagreed with this decision and the interpretation of the Act.

**2. EXTENSIONS AND ALTERATIONS TO COACHMAN'S COTTAGE AND
EXTENSIONS AND ALTERATIONS TO GARAGE – 6 WEST END
TERRACE, WINCHESTER**
CASE NUMBER: 18/00049/HOU

(Extract from Report PDC1105 Item 9 and Update Sheets of 19 April 2018 and 9 May 2018 refers).

At its meeting held on 19 April 2018, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to allow Members to assess the proposed design of the dwellings in the context of their setting and relationship with neighbouring properties.

Public participation had taken place at the aforementioned meeting of the Committee where Charles Hampson spoke in objection to the application and Christian Ferguson spoke in support of the application.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where Members observed the site in order to gain a better appreciation of the proposal in the context of its setting and its relationship with neighbouring buildings.

The Planning Officer presented the application to re-familiarise Members with the proposal and stated that the application had been taken to the Planning Committee for determination with a recommendation to grant permission.

The Head of Development Management referred to an additional Update Sheet, circulated to Members prior to the meeting, which confirmed that a further objection had been submitted by the City of Winchester Trust on 9 April 2018, in relation to the amended plans that were submitted on 20 March 2018.

At the conclusion of debate, the Sub-Committee agreed to grant permission for the reasons and informatives set out in the Report and the Update Sheets, subject to: a change to Condition 3 to read 'extended' instead of 'replacement'; and amendments to the wording of Conditions 4, 5 and 8 to ensure a consistent approach in relation to the garage and cottage extension. The precise wording of these conditions was delegated to the Head of Development Management to agree in consultation with the Chairman.

RESOLVED:

That the application be permitted for the following reason(s):

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be constructed in accordance with the following plans: 687-LA-01 Proposed fer sht 4 rev.B and Maps fer sht 3 rev.B

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

3. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. No works shall commence on the development hereby approved until large scale elevations and sections at a scale of 1:20, including profile details of windows, headers, eaves, ridge, doors, garage door and below window panelling, have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding fabric. The works shall then proceed in strict accordance with the approved details.

REASON: Details are required prior to works commencing because insufficient detail was submitted with the application.

5. The extension to the dwelling fronting Middle Road hereby permitted shall only be used for purposes ancillary to that dwelling house. At no time shall the garage be occupied as an independent unit of accommodation.

Reason: To accord with the terms of the application and to prevent the creation of inappropriate units of accommodation, possibly leading to over intensive use of the site.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the rear or side elevations of the extensions hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties.

7. All hard and soft landscape works and the green privacy screens must be carried out in accordance with the approved details as shown in the proposed landscape layout 687-LA-01 and Proposed fer sht 4 Rev B. The works shall be carried out prior to the completion of the development. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved must be planted at the same place, within the next planting season.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

8. The 1st floor windows in the rear elevation of the dwelling fronting West End Terrace and two of the three columns of the rear windows to the dwelling fronting Middle Road hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, in accordance with approved drawing Proposed for sht 4 Rev B, and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties.

Informatives:

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
Local Plan Part 1 Joint Core Strategy:
Local Plan Part 2:
3. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service and,
 - updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
4. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.
> For further advice on this please refer the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

5. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

3. **VOTE OF THANKS**

Following the results of the recent local elections, the Committee thanked former Councillor Ian Tait for his dedication, contribution and length of service as a Member of the Planning Committee.

The meeting commenced at 10.40am and concluded at 11.05am

Chairman