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## PLANNING AND RIGHTS OF WAY PANEL MINUTES OF THE MEETING HELD ON 12 JULY 2022

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Present: Councillors Coombs (Chair), Savage (Vice-Chair), Blatchford, Magee, Prior and Windle

Apologies: Councillor J Payne

9. **APOLOGIES AND CHANGES IN PANEL MEMBERSHIP (IF ANY)**

The apologies of Councillor J Payne were noted.

10. **MINUTES OF THE PREVIOUS MEETING (INCLUDING MATTERS ARISING)**

**RESOLVED:** that “Mrs James Jameson” was to be corrected to “Mrs Jane Jameson”.

**RESOLVED:** that following the correction, the minutes for the Panel meeting on 24 May 2022 be approved and signed as a correct record.

11. **22/00540/FUL ST JUDE'S CHURCH**

The Panel considered the report of the Head of Green City & Infrastructure recommending delegated authority be granted in respect of an application for a proposed development at the above address.

Change of Use from place of worship (Class F1(f)) to day nursery (Class E(f)) with external alterations including changes to fenestration, recladding and associated means of enclosure to form outdoor play space.

Father Ovidiu, Romanian Honorary Consul in Winchester, David Fletcher (Vice Chair, ‘Save St. Jude’s’), Dave Griffiths (Local resident), were present and with the consent of the Chair, addressed the meeting. Additionally, the Panel noted statements received, circulated, and posted online from local and non-local residents.

The Planning Officer confirmed that following an application for the premises to be considered a Community Asset, it was determined on 5 April 2022 as unsuitable.

The Panel then considered the recommendation to delegate authority to the Head of Planning and Economic Development to grant planning permission. Upon being put to the vote the recommendation was carried unanimously.

**RESOLVED** that planning permission be approved subject to the conditions set out within the report and the additional or amended conditions as set out below:

1. Amended Conditions (By Officer)

10. Parent and Staff travel and pick up Management

Prior to first use of the development hereby approved a 'Parent and Staff travel and pick up Management Plan' shall be submitted and approved by the Council, including areas on site for waiting parents, queue management and split session times, measures to encourage sustainable modes of travel and signage to encourage no 'idling'. The management plan shall be adhered to at all times and reviewed regularly.

Reason: In the interests of highway safety and appropriate on site management.

12. **22/00193/FUL 1A BUGLE STREET**

The Panel considered the report of the Head of Green City & Infrastructure recommending delegated authority be granted in respect of an application for a proposed development at the above address.

Change of use of existing offices (use class B1) to form mixed use event spaces and wedding venue (sui generis) and 7 no. hotel guest bedrooms (use class C1), including management plan (Resubmission 20/01716/FUL).

The presenting officer reported a change to recommendation and amended conditions, as set out below. It was also noted that an additional condition relating to the commencement of the development was also required, as set out below.

Ron Williamson (Local resident), David Livermore (Spectrum Access Group) and Bob Camping (Applicant) attended the meeting and with consent of the Chair addressed the meeting.

The panel then considered the revised recommendation to delegate to the Head of Green City & Infrastructure to undertake and approve the Habitats Regulations Assessment and then to grant planning permission subject to the conditions as set out below.

RECORDED VOTE to grant planning permission.

FOR: Councillors Blatchford, Coombs, Magee, Prior  
AGAINST: Councillors Savage and Windle

**2. Additional Conditions**

**06. Noise mitigation**

The implementation of this planning permission shall be carried out strictly in accordance with the method of works and mitigation measures detailed in the recommendations section of the submitted Noise Impact Assessment; produced by 24 Acoustics, Technical Report: R8887-1 Rev 2, dated 6<sup>th</sup> May 2022, including soundproofing of the basement and first floor function room, the provision of in-house sound systems with limiters and the other recommendations contained in Section 5 of the report.

Reason: To protect the amenities of the occupiers of existing nearby residential properties.

Note to applicant: The implementation of the noise mitigation measures will require Listed Building Consent. Listed Building Consent should be obtained prior to carrying out these mitigation works.

## **10. Approval Condition**

Archaeological structure-recording [Performance Condition]

The developer will secure the implementation and completion of a programme of archaeological structure-recording prior to and during alterations in accordance with a written scheme of investigation, which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that the recording of the listed building is initiated at an appropriate point in development procedure, and that the archaeological recording is completed (including reporting and archiving).

[Archaeological performance conditions need to be discharged at the appropriate time. Such conditions are exempted from the deemed discharge process. See Town and Country Planning (Development Management Procedure) (England) Order 2015 (Schedule 6 – Deemed Discharge: Exemptions): <http://www.legislation.gov.uk/ukxi/2015/595/schedule/6/made.>]

### **13. 20/00495/FUL SPITFIRE QUAY & 19/01702/FUL SPITFIRE QUAY**

The Panel considered the report of the Head of Green City & Infrastructure recommending delegated authority be granted in respect of an applications for a proposed developments at the above address.

1. 20/00495/FUL Installation of a 2 bay vehicle loading dock (Retrospective).
2. 19/01702/FUL Erection of extension to the west elevation (known as south extension) (retrospective).

Mr Donaghue (Siva agent) was present and with the consent of the Chair, addressed the meeting.

Officers provided an update to Panel Members that the council had received one additional representation from Shaun Tew at Tew and Brothers, which had been shared with councillors prior to the meeting, as detailed below.

The Panel then considered the recommendations to delegate authority to the Head of Green City & Infrastructure to grant planning permission. Upon being put to the vote recommendations for both applications were carried unanimously.

**RESOLVED** that planning permission be approved subject to the conditions set out within the report and the amended conditions as noted below.

#### **2. Additional / Amended Conditions:**

Amend condition 2 of both permissions as following:

## 2. Operations Management Plan, (Performance Condition)

Within 6 months of the date of this permission the 'Siva Group Operations Management Plan', dated 13/08/2021, shall be fully implemented. Thereafter the approved Operations Management Plan (or as formally amended by the approval of a subsequent planning application) shall be implemented in full throughout the lifetime of the development.

In particular:

- At no time shall the vehicle loading and unloading spaces/areas (including space for 6 Heavy Good Vehicles [HGVs] within the warehouse forecourt/servicing area; or the HGV turning area identified in appendix 6) be used for storage purposes and at all times shall remain clear and available for vehicle manoeuvring, loading and unloading purposes as indicated.
- All vehicle movement around the site shall be managed in accordance with approved Operations Management Plan by Siva Staff.
- The one-way system and space reserved for queueing HGVs will be retained and not be used for any storage purposes.
- Only one vehicle (forklift truck or HGV) will access the rear of Spitfire House via Quayside Road at any one time *before exiting in a forward gear*.
- Whilst operational the warehouse facility/automated storage system and bridge link, rather than forklift trucks, will be used to transfer goods over Quayside Road between the warehouse site and Spitfire House.
- Following the bridge link and warehouse becoming operational forklift trucks shall not be used to transfer goods over Quayside Road between the warehouse site and Spitfire House unless there is a total or partial shutdown of the warehouse facility/automated storage system or bridge link; in such an event fork lift trucks may be used to move goods between Spitfire House and the warehouse for a temporary period only and must be agreed in writing as soon as practically possible, with the Local Planning Authority.
- Lights, visible to highway users approaching the junction of Quayside Road and Hazel Road, will flash when gates into the warehouse forecourt area are opening and vehicles are departing.
- *Loading bay number 1 shall not be used from 06:30 to 20:00 Monday to Friday. Loading bay number 2 shall not be used from 06:30 to 20:00 Monday to Friday and from 06:30 to 13:30 on Saturday mornings to avoid obstruction of Quayside Road during times of the day/week when Quayside Road is at its busiest.*

Reason: In the interests of highway safety, to improve the efficiency of the highway network on Hazel and Quayside Roads, to ensure access to nearby businesses is not unreasonably disrupted.

## **3. Updates.**

### Additional representations

1 x representation from Phil Aust on behalf of Day Group, Spitfire Garage and Tew Brothers. Objection can be removed provided condition 2 of both applications, is agreed (copied above).

14. **22/00125/FUL 93-99 BELGRAVE RD**

The Panel considered the report of the Head of Green City & Infrastructure, recommending that conditional planning permission be granted in respect of an application for a proposed development at the above address.

Use of part of portacabin for hot food takeaway (retrospective).

David Jobbins (Director of Luken Beck) was present and with the consent of the Chair, addressed the meeting.

Cllr Savage noted that the officer's report referred to his representation as an objection but clarified that he was not objecting but wished to ensure further scrutiny took place around food safety. Both Cllr Savage & Cllr Coombs made a statement around food hygiene and public health. The Planning Officer clarified that food safety was addressed under separate legislation.

Officers provided an update to members that amended plans had been received and noted the removal of condition 3 following amendments to paragraphs 2.2, 6.7, 6.13, 6.17.

The Panel then considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was carried.

RECORDED VOTE

FOR: Councillors Blatchford, Coombs, Magee, Prior, Windle.  
AGAINST: Councillor Savage

**RESOLVED** that planning permission be approved subject to the conditions set out within the report and any additional or amended conditions set out above.

15. **21/00574/FUL - 126 HILLSIDE AVENUE**

The Panel considered the report of the Head of Green City & Infrastructure recommending that conditional planning permission be granted in respect of an application for a proposed development at the above address.

Erection of a single-storey front and side extension following demolition of existing garage and first floor extension to create a two-storey four-bedroom dwelling.

A statement was received from Mr and Mrs Snart (local residents) objecting to the application, which was circulated to councillors and published online ahead of the meeting.

The Panel then considered the recommendation to grant conditional planning permission. Upon being put to the vote the recommendation was carried unanimously.

**RESOLVED** that planning permission be approved subject to the conditions set out within the report.

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