

# **Planning Committee**

## **Update Sheet**

**The information set out in this Update Sheet includes details relating to public speaking and any change in circumstances and/or additional information received after the agenda was published.**



Item No	Ref No	Address	Recommendation
01	15/02153/FUL	Hampshire Constabulary, Alresford Police Station, Alresford	REFUSE
<p style="text-align: center;"><b>Agenda Page: 4</b></p> <p><b>Officer Presenting: Jill Lee</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b>  <b>Parish Council representative:</b>  <b>Ward Councillor:</b> Cllr Simon Cook  <b>Supporter:</b> Mr Evans (Chairman of the Alresford of Chamber of Commerce) and Mrs Parker &amp; David Williams (on behalf of the agent)</p> <p><b><u>Update</u></b>  Page 5 agenda final paragraph in general comments “Application 15/02154/LIS is also on this agenda recommended for APPROVAL” not refusal as stated in the report.</p>			

Item No	Ref No	Address	Recommendation
02	15/02154/LIS	Hampshire Constabulary, Alresford Police Station, Station Road	PERMIT
<p style="text-align: center;"><b>Agenda Page: 22</b></p> <p><b>Officer Presenting: Jill Lee</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b>  <b>Parish Council representative:</b>  <b>Ward Councillor:</b> Cllr Simon Cook  <b>Supporter:</b> Mr Evans (Chairman of the Alresford of Chamber of Commerce) and Mrs Parker &amp; David Williams (on behalf of the agent)</p> <p><b><u>Update</u></b>  None</p>			

Item No	Ref No	Address	Recommendation
03	15/02897/FUL	Car Park, Upper Brook Street, Winchester	PERMIT

**Agenda Page: 34**

**Officer Presenting: Simon Avery**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter:** Dr Susie Burns and Paul Conway (Architect)

**Update**

Amended plans have been submitted deleting the storage area for general waste bins from the rear car park to proposing a storage area set within the north elevation of the proposed building. This is to enable better collection of the bins from Upper Brook Street.

Conditions 2, 3 and 16 have been amended. Condition 3 has been simplified to remove reference to some hard landscaping details which are already sufficiently detailed on the submitted site plan. Condition 16 originally required the undercroft artwork to be produced by a local artist but this wording has been removed as it is overly prescriptive. All three conditions have also been amended to require details to be submitted and approved prior to the commencement of the super-structure rather than prior to any development to allow time for certain details to be finalised.

The conditions now read as follows:

**Condition 2:**

02 Prior to commencement of the super-structure, details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a sample panel of brickwork, a samples board of all materials for the building and hard landscape, window and external door details (including the detailed treatment of the ground floor glazing on the Friarsgate elevation), and any energy generation equipment to be sited on the roof. Development shall be carried out in accordance with the approved details.

**Reason:** To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

**Condition 3:**

03 Prior to commencement of the super-structure, details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure;
- hardsurfacing materials;

- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.)

Soft landscape details shall include the following as relevant:

- planting plans:
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow and woodland:
- implementation programme.

Reason: To improve the appearance of the site in the interests of visual amenity.

Condition 16:

16 Prior to commencement of the super-structure, details and samples of the artwork for the undercroft shall be 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 high quality public realm is created in the interests of the character and appearance of the area.

Item No	Ref No	Address	Recommendation
04	15/01663/FUL	Buchanans, Deane Down Drove, Littleton, Winchester	PERMIT

**Agenda Page: 52**

**Officer Presenting: Sarah Tose**

**Public Speaking**

**Objector:** Mr Kinninmonth

**Parish Council representative:**

**Ward Councillor:**

**Supporter:** Chris Rees (Agent)

**Update**

A revised site layout plan (2043/02 Rev D) has been submitted that provides a minor adjustment of 800mm to Plots 7 & 8, moving them forward towards Deane Down Drove. The reason for this is to ensure that the two storey element of the proposed dwelling at Plot 8 would be located forward of the neighbouring property Flowerdown House.

The following additional condition is proposed to ensure the retention of the northern boundary treatment:

21. The boundary treatment along the northern boundary of the site shall be retained, maintained and enhanced in accordance with details to be submitted and approved under condition 9.

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

### **AFTERNOON – 2.00pm**

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Recommendation</b>
<b>05</b>	<b>16/00201/FUL</b>	<b>The Old Fire Station, Upper Basingwell Street, Bishops Waltham, Southampton</b>	<b>PERMIT</b>
<p style="text-align: center;"><b>Agenda Page: 66</b></p> <p><b>Officer Presenting: Katie Nethersole</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> Ivor Bell  <b>Parish Council representative:</b> Cllr Robert Shields  <b>Ward Councillor:</b>  <b>Supporter:</b> Simon Goddard (Agent)</p> <p><u>Update</u></p> <p>None</p>			

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Recommendation</b>
<b>06</b>	<b>15/02942/FUL</b>	<b>Yule Cottage, Winters Road, Shirrell Heath, Hampshire</b>	<b>REFUSE</b>
<p style="text-align: center;"><b>Agenda Page: 72</b></p> <p><b>Officer Presenting: Lisa Booth</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b>  <b>Parish Council representative:</b> Jess Bond (chair)  <b>Ward Councillor:</b> Cllr Gemmell  <b>Supporter:</b> Steve Veck (applicant) and Kate Clifford (agent)</p> <p><u>Update</u>  The applicant submitted a Viability Statement in respect of Affordable Housing Contribution last week, which has only just been sent to the Council's Estate's Department for a consultation response.</p> <p>In respect of reason for refusal 2 and the absence of a formal response from the Estate's Department, members are requested to delegate the deletion of reason 2, if</p>			

necessary, depending on the outcome of the consultation response.  
In respect of reason for refusal 3 (Solent Disturbance and Mitigation Charge Zone), the applicants agent has suggested that this will be paid in due course/as soon as possible. At time of writing this has not been paid, but if it is paid as stated then it is requested that the deletion of the reason for refusal is delegated to Officer's.

Item No	Ref No	Address	Recommendation
07	15/02570/FUL	Drokes Farm, Titchfield Lane, Wickham, Fareham	PERMIT

#### Agenda Page: 82

**Officer Presenting: Simon Avery**

#### **Public Speaking**

**Objector:** Sheila Williams

**Parish Council representative:** Cllr Tim Harper

**Ward Councillor:**

**Supporter:** Matt Auty (applicant)

#### **Update**

The officer presenting will be Nicola Martin rather than Simon Avery

Condition 2 is proposed to be amended to include the words 'vehicle servicing'

02 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or as may be subsequently amended or re-enacted the premises shall only be used as vehicle repair /vehicle servicing workshop with accompanying ancillary vehicle sales and not for any other use falling within Class B2 of the Use Classes Order 1987 (As Amended) without the grant of an additional planning permission.

Reason: To safeguard the amenity of adjoining and future residents

Condition 7 is amended to read as follows:

07 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority **prior to the occupation of the development for its permitted use**. . This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation. The external lighting will not be switched on between the hours of 22:00 in the evening and 07:00 the following morning.

The following additional conditions are proposed:

No equipment, plant, materials, parts or packaging shall be stored outside of the

buildings at any time.

Reason: In the interests of visual amenity.

Doors/windows to the building shall be kept closed whilst repair/ servicing/ maintenance activities are being carried out inside.

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

Before air ventilation or compressing equipment is installed and operated on the premises, a full acoustic report (with a scheme of attenuation measures) shall be submitted and approved in writing by the Local Planning Authority. The equipment shall be installed and maintained in accordance with the approved scheme.

Reason

To protect the amenities of the occupiers of nearby properties

Before construction of the 'New Detailing Building' (Drawing "Proposed Plans, Elevations, Sections" Revision C, dated Nov 2015) shall not commence until details and samples of the materials to be used in the construction of the external surfaces of that structure 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 that the development presents a satisfactory appearance in the interests of the amenities of the area.

Item No	Ref No	Address	Recommendation
08	SDNP/15/04971/ FUL	Arbour Cottage, Upham Street, Upham, Southampton	PERMIT

**Agenda Page: 92**

**Officer Presenting: Sarah Tose**

**Public Speaking**

**Objector:**

**Parish Council representative:** Cllr David Ashe (Upham PC)

**Ward Councillor:**

**Supporter:** Stephen Andrews (agent)

**Update**

A revised site layout plan has been submitted showing an amended roof plan which matches the elevational drawing. The proposed dwelling floor area has also been updated.



Item No	Ref No	Address	Recommendation
09	SDNP/15/04847/ FUL	Abbas Business Centre, Main Road, Itchen Abbas	PERMIT

**Agenda Page: 116**

**Officer Presenting: Jane Rarok**

**Public Speaking**

**Objector:** John Beresford & Chris Rees

**Parish Council representative:** Itchen Valley PC

**Ward Councillor:**

**Supporter:** Huma Yun–Qureshi (on behalf of applicant)

**Update**

An additional objection from Itchen Valley Society:

This comment is made on behalf of the Upper Itchen Valley Society. We apologise for making our comments so long after the appellation was made but it has only just been drawn to our attention.

The Society objects to the application for the following reasons:

1. The site is part of a group of light industrial units and to allow a change of use of this type would set a bad precedent.
2. The units are in the middle of private houses and the proposed use class is therefore inappropriate.
3. The unit is very close to the Village Hall which apart from Community events also hosts a nursery school. Any noise or emissions would adversely affect the children. There are also problems with parking and use of the Village Hall's parking spaces by occupiers of the units. The proposed use as an MOT centre and car repair garage would be likely to result in use of the Hall's spaces by the proposed business and its customers.

Amendment to condition 03:

The change of use of the premises shall be limited to a MOT **test centre with associated vehicle repairs** and for no other purpose (including any other purpose in Class B1, B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reasons: To accord with the terms of DP3 and DP11 as the site is close to residential properties where unfettered B2 use would not normally be appropriate.

Additional condition 09:

No paint spraying shall be carried out on the site at any time.

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

Item No	Ref No	Address	Recommendation
10	SDNP/15/06505/HOUS	19 The Maltings, Hambledon	PERMIT
<p style="text-align: center;"><b>Agenda Page: 126</b></p> <p><b>Officer Presenting: Beverley Harding-Rennie</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b>  <b>Parish Council representative:</b> Dr John Thornton (Hambledon PC)  <b>Ward Councillor:</b>  <b>Supporter:</b></p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
11	SDNP/16/00568/TCA	Well Cottage, West Street, Hambledon, Waterloooville	No Objection
<p style="text-align: center;"><b>Agenda Page: 136</b></p> <p><b>Officer Presenting: Ivan Gurdler</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b>  <b>Parish Council representative:</b>  <b>Ward Councillor:</b>  <b>Supporter:</b></p> <p><u>Update</u></p> <p>None</p>			

## **PDC 1047-TPO**

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Recommendation</b>
<b>PDC 1047-TPO</b>	<b>PDC 1047-TPO</b>	<b>Twyford Parish Hall</b>	
<p><b>Officer Presenting: Ivan Gurdler</b></p> <p><b><u>Public Speaking</u></b> <b>Objector:</b> Christopher Mitchell (speaking on behalf of parish hall) and trustee of parish hall (tbc) <b>Parish Council representative:</b> Mr Christopher Mitchell (Twyford Parish Council) <b>Ward Councillor:</b> <b>Supporter:</b></p> <p><u>Update</u></p> <p>With reference to item 1.28 of my report, a second tree report has now been produced by an independent tree consultant in relation to the health of the tree and the structural condition of the tree. The new tree report gives tree condition as fair.</p> <p>A climbing inspection has been undertaken of the tree where has been found that the branch attachments within the crown of the tree are good “U” shaped tension and occasional minor “V” shaped included bark/compression unions. In arboricultural terms a “U” shape tension branch union is stronger than a “V” shaped included bark /compression union. The report states that there is no evidence of primary branch failure, and the potential for branch failure is low to moderate. With subsequent appropriate tree works the potential for branch failure would be reduced.</p> <p>The recommendation in the report is to carry out tip reduction of the branches extending over the highway and adjacent buildings. This will reduce the end weights of the branches and therefore reduce the risk of branch failure.</p> <p>The new tree report makes recommendation to install a light weight cellular confinement systems to reduce soil compaction and the creation of a more suitable rooting environment under the tree with bollards installed to prevent mechanical by cars parking under the tree.</p> <p>The recommendation of the tree report is to resurvey the tree 1<sup>st</sup> September 2019.</p> <p>A further three letters of objection to the confirmation of TPO 2159 have been received, however the points raised do not change the recommendation that Tree Preservation Order 2159 is confirmed.</p>			

**PDC 1050**

Item No	Ref No	Address	Recommendation
PDC 1050	PDC 1050	Appeals Summary – May – December 2015	
<p>Officer Presenting:</p> <p><u>Public Speaking</u></p> <p>Objector:</p> <p>Parish Council representative:</p> <p>Ward Councillor:</p> <p>Supporter:</p> <p><u>Update</u></p> <p>None</p>			

**End of Updates**