

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	16/03027/OUT	Land west of Birch Lodge, Trampers Lane, North Boarhunt, Hampshire	REF

Agenda Page: 3

Officer Presenting: Lisa Booth

Public Speaking

Objector:

Parish Council representative:

Ward Councillor: Cllr Neil Cutler

Supporter: Cllr Stallard (County Cllr) & Ian Donohue

Update

Page 11 refers to the GPDO – this means the ‘General Permitted Development Order’.

Item No	Ref No	Address	Recommendation
02	16/00863/FUL	Land Adjacent to Moorshill Farm, Fontley Road Titchfield. Hampshire.	Application Permitted

Agenda Page: 15

Officer Presenting: Steve Cornwell

Public Speaking

Objector: Ms Vivian Laing

Parish Council representative: Cllr Alan Ediss

Ward Councillor:

Supporter: Sue Field (Agent)

Update

Highway Engineer: Recommends appropriately worded Grampian style conditions.

In response to the notification letter sent out to third parties who commented on the application, one individual has sent in further comments on the scheme. These are summarised below:

- Cannot attend meeting due to work commitments.
- Wish to reiterate objection to the proposal.
- Proposed solar farm will be huge and completely change open space of landscape we enjoy from our property and from footpaths around field.
- Reinforcement of boundary hedges will remove sense of openness.
- This good quality agricultural land, do not think options explored for viable sustainable use.

- If application supported ask for conditions that provide dense screening all year round, that panels not located within 20m of field boundaries and space between panels sown with meadow flowers for bees.

The applicant has sent in the following information:

- Revisions to layout resulted in reduction in number of solar panels from 870 to 568.
- Confirm storage area will be removed once panels are operational.
- No specific proposals to install drainage system. This would only increase level disturbance to ground, Rainwater will just run off panels and as site not within a flood risk area and soil condition shows it can absorb water not considered to be a problem.
- Note comments regarding legal agreement to secure employment and skills plan and look forward to guidance on this matter.
- Confirm that footpath shown on north side of access roadway is required for safety reasons to separate employees from traffic but it will be removed once site operational.

The applicant has also been given the opportunity to view and comment on the proposed conditions as set out in the report and has indicated that they have no observations to make.

Planning Officers Response:

Following clarification with applicant on presence of footpath on northern side of access roadway, it is proposed to add a reference to its removal and its inclusion in the landscaping of this area in conditions 15 & 16. These conditions will now read as follows:

15. Contractors Compound

The storage area and the contractor's compound shall be enclosed with a 2,4m tall metal or wooden hoarding painted in a colour to be submitted to and agreed in writing with the local planning authority in advance of the enclosure being installed. The enclosure shall then be painted in the agreed colour. Within one month of the site first exporting electricity to the grid the enclosure shall be dismantled and the adjoining footpath located between the compound and the access roadway dismantled, and all materials shall be removed from the site.

Reason: To protect the general character and appearance of the surrounding area

16. Landscaping of former Contractors Compound Area

Within one month of the site first exporting electricity to the grid, a scheme for the landscaping of the area previously used as the contractor's compound together with the ground formerly occupied by the footpath positioned between the compound and the access roadway, shall be submitted to and approved in writing with the local planning authority. The scheme shall include details of position of new planting, native species numbers, seed mix,

measures to protect the new plants and a timetable for the planting to take place. The maintenance and management of this area shall then be incorporated into the programme of future work as set out in the Biodiversity Management Plan to reflect the management of other similar areas of the site.

Reason: To protect the landscape character of the surrounding area.

NEW CONDITIONS

20. Parking During Construction.

Before any construction of the solar farm is commenced on site, details of provisions to be made for the parking and turning on site of employee and construction vehicles during the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

21. Visibility splays.

Before the construction of the solar farm hereby permitted is first commenced, the visibility splays of 2.4 metres by 120 metres as shown on the Stilwell Partnership Drawing number TSP/JSI/P3025/03 revision B dated April 2016 shall be provided at the junction of the access and public highway (Fontley Road). The splays shall be kept free of obstacles and retained thereafter.

Reason: In the interests of highway safety

Item No	Ref No	Address	Recommendation
03	15/02529/FUL	Ourlands, Mayles Lane Knowle. Hampshire.	Application Permitted

Agenda Page: 35

Officer Presenting: Steve Cornwell

Public Speaking

Objector:

Parish Council representative: Cllr Alan Ediss

Ward Councillor:

Supporter: Dr Murdoch (Agent)

Update

The Wickham Parish Council comment attached as an appendix to the report is not the correct one for this site. The correct one is attached at the back of this update.

In response to the notification letter sent out to third parties who commented on the application, one individual has sent in further comments on the scheme. These are summarised below:

- Antisocial behaviour still occurring on land.

The applicant has also been given the opportunity to view and comment on the proposed conditions as set out in the report. The response is that the conditions as set out are acceptable.

Planning Officer Response:

Following further discussions with the Strategic Planning Policy Team on the question of the 5 year supply figure for sites which is likely to have implications on the planning assessment and the officer recommendation, it has been agreed with the applicant that the consideration of this application is deferred. An updated report will be brought back to a future meeting of the committee.

Item No	Ref No	Address	Recommendation
04	SDNP/16/062 61/OUT	St Peters Farm, Church Lane, Hambledon, Waterlooville, Hampshire, PO7 4RT	REF

Agenda Page: 61

Officer Presenting: Sarah Tose

Public Speaking

Objector: Mr A Higham

Parish Council representative: Stephen Coo

Ward Councillor:

Supporter:

Update

No Update

Item No	Ref No	Address	Recommendation
05	16/02182/FUL	New Farm Engineering Ltd, New Farm Road, Alresford, SO24 9QP	Refuse

Agenda Page: 71

Officer Presenting: Liz Marsden

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Nigel Dyer (Agent)

Update

Further letter of support from neighbour, with details of detrimental impact of previous usage in terms of smell and traffic (photograph included showing lorries along the road). Reference to the fact there are vacant premises in the vicinity and querying the requirement for its retention for employment.

Item No	Ref No	Address	Recommendation
06	16/01736/FUL	Old Saddlers, Stockbridge Road, Sutton Scotney, Hampshire	Application Permitted

Agenda Page: 81

Officer Presenting: Mr Stuart Corbey

Public Speaking

Objector: Mrs Barbara North & Greg Moss

Parish Council representative:

Ward Councillor:

Supporter:

Update

Attention is drawn to a typographic error on page 83 of the report ... under Engineer Highways Comments.... It refers to a 2 bedroomed unit and not unit(s) as stated.

Condition 5 needs to be added..... Prior to the first occupation of the new unit of accommodation hereby permitted, the full refurbishment of the existing buildings of Old Saddlers as per Drawing 0321/P/4B shall be implemented.

Reason: To conserve and enhance the character and appearance of the area.

Condition 8 needs updating to read.....The parking spaces shall be provided in accordance with the approved parking layout plan 0321/P/1/B prior to the first occupation of the new unit of accommodation (known as flat 5).

Reason: In the Interests of Highway Safety

Condition 12 needs to be added Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

Further condition to be added.

A detailed drainage layout, long sections and specification for the foul and surface water sewers, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

NOTE: Entering into an Agreement with Southern Water Services Ltd under Section 104 Water Industry Act 1991 shall be deemed to satisfy this condition.

Reason : Reason: To ensure the satisfactory provision of foul and surface water drainage.

Item No	Ref No	Address	Recommendation
07	16/02071/FUL	Southgate Cross Way Shawford	PER
<p style="text-align: center;">Agenda Page: 91</p> <p>Officer Presenting: Katie Nethersole</p> <p><u>Public Speaking</u> Objector: Pat Appleton, Olivia Quirk & James Wood-Prowse Parish Council representative: Bob Jordan Ward Councillor: Cllr Warwick & Cllr Bell Supporter: Jason Murphy</p> <p><u>Update</u></p> <p>On page 95 of the report under <i>Supplementary Planning Guidance</i> heading: 'Compton and Shawford Village Design Statement dated 10th November 2011'</p> <p>Updated wording to condition 9, on page 101:</p> <p>'The recommendations as set out in the Peach Ecology Ecological Assessment dated 19th August 2016 should be adhered to and thereafter retained in perpetuity, including the following:</p> <ul style="list-style-type: none"> - Mitigation plan to protect bat species as set out in section 5.4 of the report. A European Protected Species Mitigation (EPSM) License shall be sought from Natural England prior to commencement of the development or any preparatory works. - External lighting shall be considered as part of the EPSM license as set out in section 5.13 - Mitigation plan and Appendix E to protect slow worm and grass snake population as set out in section 5.1 - Sections 5.2 and 5.3 to ensure protection of birds shall be adhered to - Biodiversity enhancement measures as recommended in section 5.14 and Appendix G' <p>Additional conditions on page 102:</p> <p>13 A Construction Traffic Management Plan, including lorry routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction, shall be submitted to and approved by the Local Planning Authority in writing before development commences. The agreed details shall be fully implemented before the development is commenced.</p> <p>Reason: In the interests of highway safety.</p> <p>14 The studies within the roof spaces of Plots 2, 4 and 5 shall be retained as such and in perpetuity and not converted into bedrooms.</p> <p>Reason: To ensure that the housing mix is adhered to in accordance with policy CP2</p>			

15 The garages hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: To ensure that the housing mix is adhered to in accordance with policy CP2

16 The dormer window(s) in the rear elevation of plots 1 and 3; hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

Additional informative on page 103:

‘The applicant is advised that a one way system traffic route has been requested to be implemented during construction by the local residents and this should be included as part of the submitted Construction Management Plan’

Affordable Housing’ ..

‘Further to this it is estimated that this scheme would attract a CIL contribution of about £84,000’.

Item No	Ref No	Address	Recommendation
8	16/03224/FUL	Fire Station North Walls Winchester	PER

Agenda Page: 105

Officer Presenting: Katie Nethersole

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Mr Price (Applicant) & Angus Cook (Agent)

Update

The third paragraph under section heading ‘Proposal’ should read as follows:

‘The proposed dwelling would be sited approximately **28 metres, at its nearest**, to the rear of the properties in Lower Brook Street and approximately **56.5 metres, at it’s nearest....**

The fourth paragraph under section heading ‘Proposal’ should read as follows:

‘The site area is 0.079 hectares and the density is therefore 12dph’

Under heading 'consultations' on page 108:

Historic Environment comment should be updated to read...'conditions **12 and 13** are recommended'

Urban Design comments should be updated to read ...'Further comments received on amended plans – one dwelling is better than two but still does not fully address the original concerns raised'

Archaeology comments added: 'no objection subject to conditions (14, 15 and 16)'

The second paragraph under heading 'Impact on neighbouring property' should read as follows:

'The distance between the proposed dwelling and the rear of the properties in Middle Brook Street is approximately **67 metres, at its nearest**, and between the proposed dwelling and the rear of the properties in Lower Brook Street is approximately **30.5 metres, at its nearest**.....the rear of the properties in Middle Brook Street is approximately **70.5 metres at its nearest**.'

The fifth paragraph under section heading 'Impact on neighbouring property' should read as follows:

'It is considered that the site itself lends itself better to one unit rather than **two** units'

Additional conditions 14, 15, 16 on page 114:

- 14 No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

- *The programme and methodology of site investigation and recording*
- *Provision for post investigation assessment, reporting and dissemination*
- *Provision to be made for deposition of the analysis and records of the site investigation (archive)*
- *Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.*

REASON: *To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations*

Policy HE.1 Winchester District Local Plan Review; Policy CP20 of the Winchester District Joint Core Strategy

- 15 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The report shall be submitted to and approved by the local authority.

REASON: *To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available.*

Policy HE.1 Winchester District Local Plan Review; Policy CP20 of the Winchester District Joint Core Strategy

- 16 Before any works hereby permitted are begun, details of the foundations, piling configuration, drainage and services, to include a detailed design and method

statement, shall be submitted to and approved in writing by the Local Planning Authority, such details to show the preservation of surviving archaeological remains which are to be preserved.

REASON: To ensure the conservation and protection of important archaeological remains present within the site, in compliance with policy HE.1 of the Winchester District Local Plan Review.

Please note that there has been a request from the Secretary of State regarding a call-in request that he has received that once a resolution has been decided, the issuing of a decision should be delayed until it has been assessed by the S.o.S.

Item No	Ref No	Address	Recommendation
09	17/00126/FUL	Texas Texas Drive Olivers Battery	REF

Agenda Page: 117

Officer Presenting: Katie Nethersole

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter:

Update

This application has been withdrawn

End of Updates

Item 3

Wickham Parish Council Comment

APPENDIX A

Please return this form to the Case Officer

From: Wickham Parish Council

Case No 15/02529/FUL

Location Ourlands Mayles Lane Knowle

Proposal

Comments:

Object: The Appeal Decision from the hearing held on 5th November 2013 makes it clear in the conclusion that the permission should be temporary for a limited period and this should continue to be upheld by WCC. The key issue in refusing a permanent site in para 31 is ..'that harm to the character and appearance of the countryside and the creation of a gypsy site in a defined Gap where development is to be resisted weighs heavily against the granting of planning permission' Request application is heard by the Planning Committee if officer are minded to grant permission

Signed:

Nicki Oliver
Parish Clerk

Date: 9.6.16