

# **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.**



**Winchester**  
City Council

Working in Partnership





Item No	Ref No	Address	Recommendation
1	16/01854/FUL	Huxley The Dean Alresford	Approval
<p><b>Officer Presenting:</b> Jill Lee</p> <p><b><u>Public Speaking</u></b></p> <p><b>Objector:</b></p> <p><b>Parish Council representative:</b></p> <p><b>Ward Councillor:</b> Cllr Jackie Porter</p> <p><b>Supporter:</b> Charles Rose</p> <p><u>Update – 3 updates are added.</u></p> <p><u>Update 1 highways response to amended plan.</u></p> <p>Amended plan submitted 1455 PL-101J and the highways engineers response has been updated to take into account the revisions as follows;</p> <p>Further to my previous consultation response, I have now received an amended drawing numbered 1455 PL-101_J.</p> <p>This drawing now shows allocated car parking for plots 6-10, with the front doors now accessible. This overcomes the concerns raised in my previous consultation. With regard to the number of car parking spaces, the proposal is for 79 spaces, with all but the 5 mentioned above being unallocated spaces. The parking requirements for residential development are set out in the adopted Residential Parking Standards document 2009. In accordance with this document, a total of 70 unallocated parking spaces would need to be provided. The application in fact includes a total of 79 spaces, 9 more than required. Policy 4 of the standards also says "Research suggests that no special provision need be made for visitors where at least half of the parking provision associated with a development is unallocated". The proposals therefore clearly make an over provision of parking spaces. With regard to the location of the spaces, the majority are shown to be in an undercroft design. In my view this is not the best design solution, although I appreciate that from a planning point of view, it is better not to have so much car parking at street level. The site will be privately maintained in perpetuity as the access road is merely providing access to private dwellings and has very little benefit to the general public. A management company will be in place to manage the communal ground and areas, therefore it is likely that they can also manage any parking issues that could possibly arise. Given the amended drawing now submitted, I am satisfied that the application is acceptable from a highway point of view and any consent granted will need to include the conditions previously requested. Additionally the section 106 agreement will need to include a requirement for the unallocated car parking to be maintained unallocated in perpetuity.</p> <p><u>Update 2 addition to S106 requirement.</u></p> <p>As a result of the revised highways response it is necessary to add a further item to the heads of terms for the S106 to ensure that the unallocated car parking remains unallocated in perpetuity. The wording for the S106 agreement should now be as follows;</p> <p>Provided that the applicant enters into a S106 agreement to provide;</p>			

1. Provision of 9 Affordable housing units.
2. Financial contribution of £19,800 (payable prior to occupation of 50% of the market dwellings on the site) towards funding off site affordable housing.
3. Financial contribution of £212,097 towards education.
4. Public access over the proposed routes through the site to the recreation ground
5. Financial contribution of £50,000 towards provision of the car park required by policy NA2 (LPP2).
6. Prevention of ransom strips to the north and south of the site.
7. Employment and skills plan
8. The unallocated parking shown on plan reference 1455 PL-101\_J to remain unallocated in perpetuity.

The conditions remain the same.

Update 3 Levels condition required new condition 23.

No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

Item No	Ref No	Address	Recommendation
2	17/00045/FUL	Compton Lodge, 3 Compton Close, Olivers Battery, Hampshire, SO22 4HN	Application Permitted
<p><b>Officer Presenting:</b> Russell Stock</p> <p><b><u>Public Speaking</u></b></p> <p><b>Objector:</b> Mr Roger Lewis</p> <p><b>Parish Council representative:</b> John Furlong</p> <p><b>Ward Councillor:</b></p> <p><b>Supporter:</b> Jeremy Tyrell</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
3	17/00152/FUL	The Corner House, 15 Bereweeke Close, Winchester, SO22 6AR	Application Refused
<p><b>Officer Presenting:</b> Katie Nethersole</p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> Mr John Macmauley, Mr Colin Dickens  <b>Parish Council representative:</b>  <b>Ward Councillor:</b> Cllr Anne Weir, Cllr Eileen Berry  <b>Supporter:</b> Chris Carter (agent)</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
4	17/00206/FUL	15 Silwood Close, Winchester, SO22 6EN	Application Refused
<p><b>Officer Presenting:</b> Robert Green</p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> Kim Blunt, Jill Willder  <b>Parish Council representative:</b>  <b>Ward Councillor:</b> Cllr Anne Weir, Cllr Eileen Berry  <b>Supporter:</b> Jeremy Tyrell (agent), Mr Steven Lewis (Applicant)</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
5	17/00612/FUL	West Hill House, 45-47 Romsey Road, Winchester, Hampshire, SO22 5DE	Application be permitted subject to conditions
<p><b>Officer Presenting:</b> Mehdi Rezaie</p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> Alice Warr, Giles Tibbitts  <b>Parish Council representative:</b>  <b>Ward Councillor:</b> Lucille Thompson  <b>Supporter:</b> Matthew Barron (agent)</p> <p><u>Update</u></p> <p><b>Conditions/Reasons</b></p> <p>Condition 2 to be updated with most recent plans list, namely in relation to 'Proposed Bin/Bike Store labelled Dwg: 1641PP07B'.</p> <p>2. The development hereby permitted shall not be carried out except in complete accordance with the following drawings:</p> <p>Proposed Block Plan labelled 'Dwg: 1641OS01D'  Proposed Site Plan labelled "Dwg: GWP/1428/PA/01"  Proposed Ground/First Floor Plan for 45 Romsey Road labelled 'Dwg: 16414501C'  Proposed Basement Floor Plan for 47 Romsey Road labelled 'Dwg: 16414701D'  Proposed Ground Floor Plan for 47 Romsey Road labelled 'Dwg: 16414702A'  Proposed First Floor Plan for 47 Romsey Road labelled 'Dwg: 16414703C'  Proposed Elevations Plan for 45-47 Romsey Road labelled 'Dwg: 1641PP04B'  Proposed Elevations Plan for 47 Romsey Road labelled 'Dwg: 1641PP05A'  Proposed Bin/Bike Store labelled 'Dwg: 1641PP07B'</p> <p>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.</p> <p>Condition 3 replaced with prescribed materials condition as oppose to request for sample materials as specified ones would match existing:</p> <p>3. The materials, its finishes and colours to be used for any external surfaces of the main walls or its making good, its railings and window/door frames from elements of the proposed development hereby permitted shall match in type, colour and texture those of the existing buildings and/or as specified in the application form.</p> <p>Reason: To preserve and enhance the character and visual amenities of the locality.</p> <p>Condition 4 is to be removed in its entirety and deemed unnecessary as this is covered under condition 3:</p> <p>Condition 8 still relevant but amended accordingly to the type of exposure predicted;</p>			

8. The ground floor windows in the South elevation of 47 Romsey Road 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: To protect the amenity and privacy of the adjoining residential properties.

Item No	Ref No	Address	Recommendation
6	17/00958/FUL	Land adj. Dean villas (Park Cottages) Mayles Lane, Knowle	Application be permitted subject to conditions

**Officer Presenting:** Liz Marsden

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter:** Heather McCrudden (Agent/Architect)

**Update**

1. The site is located in the Solent Recreation Mitigation Area and there is a requirement for a contribution of £181 per property towards the Solent Mitigation Strategy. The applicants have undertaken to pay this.
2. Addition of a further condition, as below, to address ecological requirements. Inserted as condition 6, with subsequent conditions renumbered.

Ecological surveys have been undertaken to assess the potential impacts of the proposals. Based on the Ecosupport *Extended Phase 1 Habitat Survey* March 2017 and the update email from Adam Jessop of Ecosupport on the 12<sup>th</sup> May 2017, there are no objections on ecological grounds subject to suggested conditions:

- Bats - Ecosupport surveys shall be completed in June with recommendations being followed from section 5.2 of the report and subsequent report.
- Reptiles – Recommendations within section 5.3 of the report shall be adhered to and mitigation set out in the subsequent Ecosupport mitigation plan shall be followed.
- Dormice – Recommendations within section 5.4 of the report shall be adhered to as well as the subsequent report following the update from Ecosupport.
- SINC - Recommendations within section 5.6 shall be adhered to. A buffer from the woodland is required. A lighting strategy is required. A management plan is required to ensure the long term safety of the woodland habitat.

- A CEMP is required.
- Solent Disturbance Mitigation Project measures to be followed.
- Recommendations within sections 5.8, 5.9 and 5.10 regarding nesting birds, trees and hedgerow and enhancement measures respectively shall be adhered to.

Item No	Ref No	Address	Recommendation
7	17/00959/FUL	Land adj. Knowle Business Park, Mayles Lane, Knowle	Permission

**Officer Presenting:** Liz Marsden

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter:** Ida Rorvik (Agent/Architect)

**Update**

1. The site is located in the Solent Recreation Mitigation Area and there is a requirement for a contribution of £181 per property towards the Solent Mitigation Strategy. The applicants have undertaken to pay this.
2. The application cannot be determined until updated ecological information is submitted. However, Officers are seeking a committee resolution on whether the proposals are acceptable in all other matters with authority being delegated to the Head of Development Management to issue the decision, together with additional appropriate conditions, once the required ecological information has been submitted and assessed.

Item No	Ref No	Address	Recommendation
8	17/00957/FUL	Land adj. 5 Totsome Cottages, Mayles Lane, Knowle	Application be permitted subject to conditions

**Officer Presenting:** Liz Marsden

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter:** Heather McCrudden

**Update**



1. The site is located in the Solent Recreation Mitigation Area and there is a requirement for a contribution of £181 per property towards the Solent Mitigation Strategy. The applicants have undertaken to pay this.

**End of Updates**