

**WINCHESTER CITY COUNCIL**  
**Development Control Committee 13 December 2012**

**UPDATE**

The information set out below includes details relating to public speaking, any change in circumstances and/or additional information received after agenda publication.

**SOUTH DOWNS NATIONAL PARK APPLICATIONS**

**NB. SDNP01 and SDNP02 running order has been reversed as follows:**

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Recommendation</b>
<b>SDNP 02</b>	<b>11/02509/SFUL</b>	<b>Land To The Rear Of Clematis, High Street, Droxford, Hampshire</b>	<b>Permission</b>
<b>Agenda Page: 11</b>			
<b>Officer Presenting: Jane Rarok</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b>			
<b>Parish Council representative:</b>			
<b>Ward Councillor: Cllr Coates</b>			
<b>Supporter: Philip Dudley (Agent)</b>			
 <u>Update</u>			
Application being reported to Committee because 9 letters of objection have been received.			

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Recommendation</b>
<b>SDNP 01</b>	<b>SDNP/12/02388 /FUL</b>	<b>Sewage Treatment Works, Station Hill, Itchen Abbas, Hampshire</b>	<b>Approval</b>
<b>Agenda Page: 4</b>			
<b>Officer Presenting: Andrew Rushmer</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b>			
<b>Parish Council representative:</b>			
<b>Ward Councillor: Cllr Coates</b>			
<b>Portfolio Holder: Cllr Tait</b>			
<b>Supporter: Nigel Freemantle</b>			
 <u>Update</u>			
This application has been reported to committee due to Winchester City Council			

being the applicant (New Homes Team).

An additional letter of representation has been received, which whilst generally supporting of the proposal, echoes the concerns of the parish council in respect of allocation of parking spaces. Concern was also expressed about the quality of the internal layouts, and access to the rear of the properties.

The following Landscape Response has now been received:

*'With reference to the pre application landscape response dated 22.03.2011 and proposed site layout, drawing no 103-B.*

**Recommendation:**

*No objections. Advise inclusion of a landscape condition if minded to grant consent.*

**Observations:**

*The site lies within residential development at the end of a cul de sac. It lies on the northern edge of the SDNP in an elevated location with glimpses of far reaching views to the east and south of site. The disused railway embankment along the northern boundary supports vegetation of diverse age and condition which as a group provides amenity value both locally and in the wider landscape. There are variable levels within the site; main design constraints will include treatment of levels and potential impact on boundary trees.*

**Proposals:**

*In general, I am very supportive of the amended proposals. The proposed layout addresses main site constraints and previous landscape concerns relating to potential impacts on the wider landscape, including SDNP, previously raised at pre-application stage.*

*Minor concerns remain regarding feasibility of landscape boundary treatment to parking area although I believe these are details that may be resolved as a condition if minded to grant consent.*

*Regarding soft landscape, detailed planting proposals need to ensure that they are compatible with both ecology and landscape amenity requirements.'*

## WINCHESTER CITY COUNCIL APPLICATIONS

Item No	Ref No	Address	Recommendation
01	12/02013/HCS	Proposed Waste Management Site, Overton Road, Micheldever Station, Hampshire	Objection Raised
<b>Agenda Page: 32</b>			
<b>Officer Presenting: Jill Lee</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b> Adrian Bates			
<b>Parish Council representative:</b> Peter Bradley			
<b>Ward Councillor:</b> Cllr Wright & Cllr Godfrey			
<b>Supporter:</b>			
<u>Update</u>			
Hampshire County Council have confirmed that they have received 101 letters of objection to the application and no letters of support.			
Landscape consultation response received; Raise no objection to the application in principle but have identified that there is information lacking within the application. Mitigation details will be required to ensure that visual impacts of the development on public viewpoints are reduced.			

Item No	Ref No	Address	Recommendation
02	12/00906/FUL	Finishing Touches Internation, Caledonia House, Winnall Manor Road, Winchester, Hampshire SO23 0RS	Subject to Legal Agreement
<b>Agenda Page: 55</b>			
<b>Officer Presenting: Andrea Swain</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b>			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b>			
<b>Supporter:</b> Stewart Deering			
<u>Update</u>			
None.			

Item No	Ref No	Address	Recommendation
03	12/02213/FUL	Waitrose Food Store, Stockbridge Road, Winchester, Hampshire SO22 6EL	Permission
<b>Agenda Page: 80</b>			
<b>Officer Presenting: Megan Osborn</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b> Mr Wareham			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b>			
<b>Supporter:</b> Alison Pilling (on behalf of Waitrose)			
<u>Update</u>			

Item No	Ref No	Address	Recommendation
04	12/02029/FUL	47 Monks Road, Winchester, Hampshire SO23 7EQ	Permission
<b>Agenda Page: 89</b>			
<b>Officer Presenting: Simon Avery</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b> Mr Hammersley			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b> Cllr Hiscock			
<b>Supporter:</b> Paul Bulkeley (Agent)			
<u>Update</u>			
1 additional letter of support received commending the design, scale, massing and materials of the proposal.			

Item No	Ref No	Address	Recommendation
05	12/01435/FUL	Winchester Trade Park, Easton Lane, Winchester, Hampshire	Permission

**Agenda Page: 99**

**Officer Presenting: Jill Lee**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter: Robert Clarke (Agent)**

**Update**

Highways contributions reduced from £14,030 as shown on the committee agenda to £11,500 to reflect the restriction on the amount of floor area which is permitted to operate as retail. The highways engineer has approved this reduction in contribution.

Item No	Ref No	Address	Recommendation
06	12/01721/FUL	Southview, Bighton Lane, Bishops Sutton, Alresford, Hampshire SO24 0AU	Refusal

**Agenda Page: 116**

**Officer Presenting: Andrew Rushmer**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor: Cllr Tait**

**Supporter: Rodney Budd (Applicant) & Chris Rees (Agent)**

**Update**

None