Planning Development Control Committee

Update Sheet

7 February 2013

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

South Downs National Park Authority

9.30 am start

Winchester City Council Applications

Item No	Ref No	Address	Recommendation
WCC 01	**12/02140/FUL**	**Southgate Peugeot, 2-4 St Cross Road, Winchester**	**Refuse**

Agenda Page:

Officer Presenting: Simon Avery

Public Speaking
Objector: James Silvester
Parish Council representative:
Ward Councillor: Cllr Tait and Cllr Mather
Supporter: Alistair Harris & Robert Linn-Ottley

Update
In the consultation from the Head of Estates on page 6 it says that there was interest in the site from a car showroom and warehouse use. However, the interest in the site was from convenience stores and a restaurant.

The open space contribution of £36, 112 has been paid.

WCC 05	**12/02144/LBC**	**Southgate Peugeot, 2-4 St Cross Road, Winchester**	**Refuse**

Agenda Page:

Officer Presenting: Simon Avery

Public Speaking
Objector:
Parish Council representative:
Ward Councillor: Cllr Tait
Supporter:

Update

See above application

Item No	Ref No	Address	Recommendation
WCC 02	**12/01258/OUT**	**Evergreen, Forest Road, Denmead, Waterlooville**	**Permit**

Agenda Page:

Officer Presenting: Megan Birkett

Public Speaking
Objector: John Pennington
Parish Council representative: Parish Cllr Richard Hallett
Ward Councillor: Cllr Philips
Supporter: Martin Stent (Applicant)

Update

The legal agreement has not yet been formally agreed and therefore the recommendation needs to be amended to reflect this as follows.

Recommendation

That planning permission be granted subject to the following conditions and the securing of appropriate planning obligations (the terms of which are to be approved by the Head of Legal Services) for the following provisions under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

- The payment of a financial sum of £9346 towards off-site open space (£1208.00 play, £1208.00 sport);

- The payment of a financial sum of £14927 towards off-site Highway Contribution.

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Item No	Ref No	Address	Recommendation
WCC 03	**12/01758/FUL**	**62 Canon Street, Winchester**	**Permit**

Agenda Page:

Officer Presenting: Lisa Booth

Public Speaking
Objector: Peter Matthews
Parish Council representative:
Ward Councillor:
Supporter: Simon Goddard

Update
The validity of ownership has been questioned by a neighbour, who believes that works will take place outside of the applicant's ownership. The applicant has been made aware of this claim and has confirmed that the works fall entirely within their land ownership and therefore the correct certificate of ownership (Certificate A) has been served. The neighbours have also been fully informed of the proposals by the applicant and are fully aware of the application.

An additional letter has been received by the neighbour's solicitor that maintains the extension works will encroach onto his client's land ownership and this has implications for implementation without the necessary consents; reiterates the works will adversely affect the setting of his client's listed building; will damage the neighbouring building; cause drainage and maintenance issues in the future; reiterates the concerns in relation to amenity (loss of light and privacy); recommends amendment to condition 06 of the LBC and a further information on both consents to confirm that in granting these permissions it does not absolve the applicant's or any other party, from obtaining any other permit, license or consent from any other body or persons as may be necessary to fully implement the works.

Item No	Ref No	Address	Recommendation
WCC 04	**12/01760/LIS**	**62 Canon Street, Winchester**	**Permit**

Agenda Page:

Officer Presenting: Lisa Booth

Public Speaking
Objector: Peter Mathews
Parish Council representative:
Ward Councillor:
Supporter: Simon Goddard

Update

See above application

End of Updates