

Planning Development Control Committee

Update Sheet

25 April 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.

9.30 am start

Item No	Ref No	Address	Recommendation
WCC 01	13/00120/FUL	Land At Old River, Denmead, Hampshire	Permit

Agenda Page: 5

Officer Presenting: James Jenkison

Public Speaking

Objector: Gary Mundy (1 min) Edna Goodman (2mins)

Parish Council representative: Parish Cllr Neil Lander Brinkley

Ward Councillor: Cllr Phillips

Supporter: Chris Buchan-Hepburn (agent)

Update

No update

Item No	Ref No	Address	Recommendation
WCC 02	12/01794/FUL	Manor Nursery, Kilham Lane, Winchester SO22 5QD	Permit

Agenda Page: 21

Officer Presenting: Megan Osborn

Public Speaking

Objector: Ian Donohue

Parish Council representative:

Ward Councillor:

Supporter: Stuart Garnett

Update

Alterations to the wording of conditions 2, 3 and 4:

2. Within 1 month of the date of this decision, details of the location and specification of the filtration equipment in relation to paint spraying shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented within 3 months of the details being approved. The equipment shall thereafter be maintained and operated in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to prevent a nuisance to nearby occupiers.

3. No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0800 and 1800 Monday to Friday and at no times on Saturdays, Sundays and recognised public holidays.

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

4. The development hereby permitted shall be used as a vintage and classic car restoration and repair business and for no other purpose (including any other purpose in Class B2 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).

Reason: To restrict the use of the premises in the interests of local amenity.

Item No	Ref No	Address	Recommendation
WCC 03	13/00253/LIS	114 Duke Street, Micheldever, Winchester SO21 3DF	Refuse

Agenda Page: 28

Officer Presenting: Richard Whittington

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Rupert Greatrix

Update

No update

Item No	Ref No	Address	Recommendation
WCC 04	13/00252/FUL	114 Duke Street, Micheldever, Winchester SO21 3DF	Refuse

Agenda Page: 34

Officer Presenting: Richard Whittington

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Rupert Greatrix

Update

No update

2pm start

Item No	Ref No	Address	Recommendation
WCC 05	13/00157/FUL	Proposed Cinema Site, Whiteley Way, Whiteley	Permit

Agenda Page: 41

Officer Presenting: James Jenkison

Public Speaking

Objector: John Foxwell

Parish Council representative: Parish Cllr Mike Evans

Ward Councillor: Cllr Achwal

Supporter: Adrian Barker (Agent)

Update

Head of Legal Services has confirmed that the legal agreement does not have to be linked to the legal agreement for the adjacent shopping centre development.

Conditions (pages 53-56): The details of Conditions 3 (approved plans) Condition 4 (ground floor uses), Condition 6 (Public realm) and Condition 7 (planting replacement) have been slightly amended to relate more accurately to the details of the application and improve clarity, as set out below (changes in bold):

3 The development hereby permitted shall be carried out in accordance with the approved plans as listed below, with the exception of the internal subdivision of blocks which shall be the subject of conditions ~~4-6~~ **4 and 5** listed below.

Approved plans:

Corstorphine + Wright,

Project No. 12846

Project: New Cinema Whiteley

Drg. No	Scale	Size	TITLE	Rev	Date
0001	1:100	A0	Ground Floor Plan	A	17.10.12
0002	1:100	A0	First Floor Plan Cinema level	A	23.01.13
0003	1:100	A0	Second Floor Plan Projection Level	A	23.01.13
0004	1:100	A0	Roof Plan	A	23.01.13
0110	1:100	A0	Sections sheet 1	L	23.01.13
0111	1:100	A0	Sections sheet 2	H	23.01.13
0113	1:100	A0	Proposed elevations sheet 1	B	23.01.13
0114	1:100	A0	Proposed elevations sheet 2	A	22.01.13
6000	1:100	A0	Site plan proposed	M	8.4.2013
6002	1:100	A3	Site location plan	D	8.4.2013
MacGregor Smith					
1062- D01	1:1000 @A3	A1	Landscape Masterplan	E	13.02.13

3 Reason: For the avoidance of doubt as to the scope of this planning permission.

4 At any time during the operation of the development hereby approved there shall be a minimum of 4 ground floor units and subject to this requirement the following additional restrictions shall apply:

(i) There shall at all times be a maximum of two ground floor units occupied, or predominantly occupied, by activities within Use Class A4 of the Town and Country Planning (Use Classes) Order 1987 (as amended), with a combined gross floor area of no more than 860 square metres.

(ii) The maximum size of any unit at ground floor level shall not exceed 800 square metres.

(iii) Subject to (i) and (ii) above units may be operated as any concern within Use Classes A3, A4, D1 and D2 of the Town and Country Planning (Use Classes) Order 1987 (as amended), either wholly within that use class or as a mixture of these use classes.

(iv) No ground floor unit or premises shall be open to customers or patrons outside 0700 to 2300 Monday to Saturday and 1000- to 22.00 on Sundays and recognised Bank Holidays and shall not conduct any form of trade outside those hours.

For the avoidance of doubt the ground floor entrance foyer for activity located at 1st floor level, as shown on the approved plans, is excluded from this condition if used solely for access and egress for 1st and 2nd floor activities.

4 Reason: To promote sustainable development through a locally focussed town centre that maintains a diverse size and mix of A and D class uses and to protect the amenities of nearby residential properties.

6 Prior to work commencing on the site a public realm and landscape masterplan and management plan (showing the positions and locations of the details listed below) and details and samples (as appropriate) of these items shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be carried out, installed and made functionally available for use in the positions shown on the masterplan and maintained and operated in the manner described in the approved details prior to the occupation of any unit unless otherwise agreed in writing by the local planning authority.

The details shall include:

Details of pavement and hard surfaces.

Details of public seats and benches and their design specification.

Details of Litter bins and their design specification.

Details of cycle stands, racks, storage pods/lockers and shelters and their design specification.

Details of streetlamps and all other forms of external lighting, their design specification and measures to prevent light pollution from these sources (including beam orientation, luminaire type, mounting height, aiming angles and luminaire profiles).

Details of bollards (including rising bollards) and their design specification.

Details of planter boxes and their design specification.

Details of CCTV cameras.

Details (including alignment, height and materials) of fencing, railings, retaining structures and other barriers and means of enclosure etc. and their design specification.

Details of notice boards, including sustainable travel notice boards and shopping information signs.

Details of any fixed seating, planters, windbreaks etc associated with the ground floor retail units (including design specification)

Details of signs including finger post (pedestrian) direction signs, Public Right of Way signage, parking and traffic signs, directional signage, give way signs, speed limit signs, etc.).

Street Name Plates.

~~Puffin crossing poles, traffic lights and equipment.~~

~~Details of electric vehicle recharge points.~~

Details of the provision to be made for the storage and disposal of all waste material from all of the units and the market, including the siting, design and materials for any bin storage areas or collection points.

Details of the siting, design, finish and means of enclosure for any fuel oil or gas storage tanks. Any oil tanks shall incorporate adequate spillage containment facilities.

Details of the siting, external appearance and materials to be used for any statutory undertakers or service provider's equipment such as electricity sub- stations, gas governors.

Details of **any** Telecommunications equipment, including masts, mountings, aerials, antenna, dishes and equipment housings.

Details of any other structures, plant and external fixings proposed including air conditioning and fume extraction equipment.

Details and location of below ground infrastructure, including pipes, tanks, drainage crates etc.

Details of **any** bird nesting boxes.

Landscape and planting details shall include the following as relevant:

- planting plans:

- written specifications (including cultivation and other operations associated with plant and grass establishment:

- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

- retained areas of grassland cover, scrub, hedgerow, trees and woodland;

- manner and treatment of **any** watercourses, ditches and banks:

- implementation programme:

Note: **Unless approved in writing by the Local Planning Authority** bollards and fixed security planters shall be placed in front of the building ~~at the entrance points to the pedestrian areas of the site and outside the hotel~~ to the (BSi) PAS 68 2007 standard and the guidance provided by (BSi) PAS 69 2006, requiring a maximum gap of 1.2 metres between planters/bollards **in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.**

6 Reason: To ensure that a high standard of public realm is achieved in accordance with the submitted details and to ensure that the development provides appropriate security measures in the interests of crime prevention.

7 If within a period of ~~twenty ten~~ years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

7 Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

Item No	Ref No	Address	Recommendation
SDNP 01	SDNP/12/01 248/FUL	Humphrey Farms, Wolfhanger Farm, Woodlands, Bramdean, Alresford SO24 0JJ	Refuse

Agenda Page: 76

Officer Presenting: Jane Rarok

Public Speaking

Objector:

Parish Council representative:

Ward Councillor: Cllr Verney

Portfolio Holder: Cllr Tait

Supporter: Jonathan Humphrey

Update

The South Downs National Park has served a 'red card' Direction for this application to be conditionally referred to the South Downs National Park Authority before formal determination, if Winchester Planning Committee is minded to determine other than in accordance with the officers recommendation. During the period of three (3) working days after the Council's Committee meeting the SDNPA will decide whether the application should be recovered for its determination (in which case it will be reported to the SDNPA Planning Committee for determination), or whether the Council can proceed to determine the application in line with its recommendation, and advise the Council accordingly.

Section 6.2 refers to the South East Plan, this has now been revoked.

One additional letter of objection has been received from a neighbour in Wood Lane, comments in addition to those already outlined in the report:

- Concern about any farm, or farm buildings, in this parish or any other from being turned into a building site;
- It will be impossible for you to control any further building, as this will be used as a precedent, on appeal;

- unsuitable planning for such an area, and sets a very dangerous precedent, for which you will live to regret.

The reference in report to Itchen Abbas VDS should refer to Bramdean and Hinton Ampner VDS.

Additional comments received from Cllr Verney in support of the application:

“ approach from Bramdean Common or the A272 Tithelands Lane ... you will see how ugly the present site is ANYTHING ALMOST MUST BE AN IMPROVEMENT!

The present owners have taken considerable trouble to try and find alternative uses for this land. A proposal which would have provided employment would have generated too much traffic on what you will see is an unsuitable very narrow road network and was turned down. Despite extensive talks with officers no alternatives to the present proposals have been unearthed.

These are two recent instances of where you have allowed similar buildings to be accepted.

Rectory Lane 12/00961/FUL
Bighton 11/02758/FUL

You will see in the EVALUATION OF ALTERNATIVE AGRICULTURAL AND EMPLOYMENT USES doc on the SDNP www that clearing the Asbestos on site alone will cost some £ 350K.

This is an awkward bit of land with no viable alternative agricultural use. Unless a solution is found the present buildings will deteriorate and become an eyesore.

The 2 large houses will be a great improvement on the present. Houses of this size costing some 1.6 M £ at least or so will be likely to provide some local employment as there are staff cottages available too.

We are expanding housing in settlements but we also need to allow some expansion in rural areas on an ideal brown field site. Otherwise we are doing lopsided development and not providing for the very well off to have appropriate houses in a rural setting close to riding and other country activities.

I am sure you will agree that nothing could be uglier than the present buildings.

Properties of this size and likely price would not expect to be close to a road but expect a degree of privacy. The big houses round Bramdean for example Woodcote Manor & Brockwood Park is all at the end of long drives. Indeed this also applies to a number of properties in Bramdean village too.

Layout of the garden and grounds will be to some extent up to the eventual buyer of each house. But it is appreciated that the surrounding tree cover will need to be reinforced and this will be done. If a house decided to keep 1/2 horses this would not be unexpected. Any possible paddock would probably have wooden fencing which is not out of place in a rural setting.

The final detailed design of the houses may well change somewhat according to the eventual purchaser and so it may be best to look at this as an outline development as far as the final design of the houses may change in detail.

Affordable housing is being dealt with by a financial contribution. The Parish supports the application.”

Item No	Ref No	Address	Recommendation
964	TPO 1976	Land At Ridgeways, Rareridge Lane, Bishops Waltham	Confirmation of TPO
PDC964			
Officer Presenting: Thomas Gregory			
<u>Public Speaking</u>			
Objector: Robert Gamblin (representing applicant)			
Parish Council representative:			
Ward Councillor:			
Supporter:			
<u>Update</u>			
No update			

Item No	Ref No	Address	Recommendation
965	TPO 1972	Land At Tioman, Stratton Road, Winchester	Confirmation of TPO
PDC965			
Officer Presenting: Thomas Gregory			
<u>Public Speaking</u>			
Objector: Dr Wilson			
Parish Council representative:			
Ward Councillor:			
Supporter:			
<u>Update</u>			
No update			

Item No	Ref No	Address	Recommendation
WCC 06	12/02345/FUL	Bailey End, 42 East Stratton, Winchester SO21 3DT	Permit
Agenda Page: 62			
Officer Presenting: Lorna Hutchings			
<u>Public Speaking</u>			
Objector:			
Parish Council representative:			
Ward Councillor:			
Supporter:			
<u>Update</u>			
No update			

Item No	Ref No	Address	Recommendation
WCC 07	12/02407/LIS	Bailey End, 42 East Stratton, Winchester SO21 3DT	Permit
Agenda Page: 69			
Officer Presenting: Lorna Hutchings			
<u>Public Speaking</u>			
Objector:			
Parish Council representative:			
Ward Councillor:			
Supporter:			
<u>Update</u>			
No update			

End of Updates