

Planning Development Control Committee

Update Sheet

23 May 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.

NB. WCC02 and WCC03 running order has been reversed as follows

Item No	Ref No	Address	Recommendation
WCC 01	12/02678/FUL	Land Adjacent To Sparsholt C of E Primary School, Woodman Lane, Sparsholt	Refuse

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Officer Presenting: Megan Osborn

Public Speaking

Objector: Douglas Cooper

Parish Council representative: Nigel Reid

Ward Councillor: Cllr Wood

Supporter:

Update

Since writing the report further information has been submitted to the Local Planning Authority. The information provided included amended plans, a sustainability appraisal and a viability report.

The amended plans have superseded previous plans and now show all 4 dwellings with solar panels on the roof and a wall removed from the middle of two bedrooms in House 1 resulting in this dwelling becoming a three bedroom house and not a 4 bedroom house. It is considered that as the floor area is only marginally reduced by moving internal walls in, the property is more akin to the original 4 bed house and so it is not considered that reason for refusal 3 is adequately addressed.

Information has been submitted with regards to LPP1 policy CP11 (Sustainable Low and zero carbon building development). Comments have been received back from the Sustainability Officer, and it is considered that the requirements of this policy are still not met as it fails to achieve Level 5 for the energy aspect of the Code for Sustainable Homes (CfSH) and Level 4 for the water aspect of the CfSH. The officers comments are summarised below:

The 4 dwellings are on target to meet the water requirement (predicted consumption below 105 litres/person/day).

Dwellings 1 and 4 are on target (under their 'option 2') to meet Code 5 standard for energy.

Unfortunately neither dwelling 2 nor 3 are on target to meet Code 5 for strategy, even under their 'option 2'. Although they meet the overall predicted CO2 emissions target for Code 5 (in issue Ene1) they fail to meet the required fabric energy efficiency (FEE) level for Code 5 (issue Ene2).

They calculate a FEE of 70.06 kWh/m2/yr and 70.19 kWh/m2/yr for units 2 and 3 whereas a figure below 46 kWh/m2/yr is needed at Code 5.

A viability appraisal has also been submitted in relation to LPP1 policy CP3, the Estates department were consulted on this submission and the conclusion was made that the applicant needs to submit more evidence of gross development values for new properties, such as this development, in Sparsholt or similar villages and more evidence of the value of paddock land (if it is to be offered up in lieu of contributions with the potential for a suggested community use) and review their financial viability calculation as the ability to provide a financial contribution for affordable housing and all obligations (transport and open space) continues to remain in dispute. There are currently no local plan requirements or local community needs identified which the use of this paddock would satisfy and so this has no merit and cannot be taken into account in respect of the viability appraisal. It is therefore considered that the information submitted does not meet the requirements of the policy CP3 and therefore the reason for refusal is still applicable.

Item No	Ref No	Address	Recommendation
WCC03	13/00318/FUL	Black Wood, Bradley, Basingstoke Road, Micheldever	Permit

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Officer Presenting: Nick Parker

Public Speaking

Objector:

Parish Council representative: Peter Bradley

Ward Councillor:

Supporter: Adrian Burn

Update

- Cllr Malcolm Wright objects for the following reason:

“Please accept my apologies for my late response (due to wind farm app) but I must object to the above application and support Micheldever Parish Council, for the same reasons.

Indeed I remember speaking at the last application (the first being rejected as being too big) and saying that the applicant will inevitably come back with more applications, as at their first application (refused) they said it had to be that big to be profitable!”

- Cllr Barry Lipscomb objects for the following reasons:

1 As I am unable to attend the Committee on the 23rd, I wish to briefly state my strong objection as a Ward Member to this application and to support the equally strong objection voiced by Micheldever Parish Council.

2 Before this site was even open, the applicants, Forest Holidays, were seeking to significantly adjust the permitted scheme, achieved after several refusals which centered substantially on Members' concern re potential damage to the character of this quiet and locally much prized area of traditional woodland.

3 While I appreciate that the application does not seek to increase occupancy of the site, which is welcome, I am very concerned that by its pastiche nature it moves substantially away from what was originally proposed, I.e. accommodation to enable guests to have a genuine back to nature holiday. Tree houses are not part of the natural environment and are more redolent of a theme park than they are of the natural environment which our planning policies should protect and which the Parish Council and I are certainly trying to preserve for all those who enjoy the natural environment for what it is.

4 I ask the Committee to support local representatives and refuse the application, which fails by its nature to enhance and conserve the natural environment, recognised in our planning policies as deserving just that.

Item No	Ref No	Address	Recommendation
WCC 02	13/00638/FUL	Hunts Foodservice (Winchester) Ltd, 27 Andover Road, Winchester	Permit

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Officer Presenting: Lorna Hutchings

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter:

Update

Highways - commented that there are no significant highway concerns or concerns in respect of highway safety.

Neighbour representation - there are no new household representations but we have received a copy a supplementary letter sent to Members by Mrs Taylor. In addition to the representation grounds already received further contentions are made in respect of health impacts, impact from train line and entrance to Winchester, improved coverage not required, tenacity of phone companies, low key process over holidays.

Item No	Ref No	Address	Recommendation
WCC 04	13/00575/TPO	3 Copperwood, Holt Close, Wickham, Fareham	Permit

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Officer Presenting: Thomas Gregory

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter:

Update

No Update

Item No	Ref No	Address	Recommendation
WCC 05	13/00726/TPO	6 Dean Close, Winchester, Hampshire	Permit

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Officer Presenting: Ivan Gurdler

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter:

Update

No Update

End of Updates