

Planning Development Control Committee

Update Sheet

18 July 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.

MORNING (9.30am start)

Item No	Ref No	Address	Recommendation
WCC 01	12/01369/OUT	Land Adjacent To Green Lane Farm, Hoe Road, Bishops Waltham, Hampshire	Permit
Agenda Page: 5			
Officer Presenting: Simon Avery			
<u>Public Speaking</u>			
Objector: Bill Drake			
Parish Council representative:			
Ward Councillor:			
Supporter: Chris Ward			
<u>Update</u>			
None			

Item No	Ref No	Address	Recommendation
WCC 02	13/00936/FUL	53 Dean Lane, Winchester, Hampshire SO22 5LR	Refuse
Agenda Page: 17			
Officer Presenting: Andrea Swain			
<u>Public Speaking</u>			
Objector: Godfrey Winterson and Christopher Chambers			
Parish Council representative:			
Ward Councillor:			
Supporter: Chris Rees (Agent) and Maureen Charles			
<u>Update</u>			
2 additional letters of objection received.			
<ul style="list-style-type: none"> • Impact on important Copper Beech to front of existing bungalow • Loss of privacy • Loss of light • Impact on character of area • Loss of trees • Impact on wildlife 			
1 additional letter of support			
<ul style="list-style-type: none"> • Disagree with policy • Local residents do not want to see more than 3 units 			

Consultations

Head of Estates

Head of Estates have reviewed the Viability Appraisal submitted by the applicant and undertaken its own analysis. On this basis they have concluded that the development can achieve Code for Sustainable Homes Level 4 for water and Level 5 for Energy and afford to make a contribution of £90000, in addition to meeting the contributions towards Public Open Space and Highway Improvements ((£6372 – POS; £9202 – Highways). This enables a total contribution of £105574 which could be distributed pro-rata across the three contribution requirements.

Sustainable Development Officer

The applicant's report concludes that, to achieve compliance with CP11 would cost £23810 per dwelling. This compares to the DCLG research which estimates an average cost of £18000 per dwelling. In conclusion, an extra cost of £19000 per dwelling would be appropriate based on the DCLG research and with some allowance for the small scale of the development which makes compliance more expensive.

Additional Information

A signed unilateral undertaking has been delivered to the Local Authority and the relevant legal fees paid in respect of the Section 106 Contributions, however this is based on the applicant's offer of £60000 towards Affordable Housing, £6372 for Public Open Space and £9202 for Highway Improvements.

Conclusion

Based on the analysis of the viability appraisal, the scheme can meet the requirements in policy CP.11 and achieve Code for Sustainable Homes level 4 for water and level 5 for energy. In addition the scheme can afford to make a contribution of £105574 which will be divided on a pro-rata basis between affordable housing, open space contributions and highway improvements.

Therefore reason for refusal 5 in relation to sustainable development is to be deleted, as this could be dealt with by condition. However a reason for refusal relating to the lack of an affordable housing contribution is required. In the absence of a signed legal agreement in respect of appropriate levels of affordable housing contributions, open space and transport, reasons for refusal 3, 4 and the reason below in respect of affordable housing are recommended.

6. The proposal is contrary to policy CP3 of the LPP1 in that it fails to make adequate provision for affordable housing.

Item No	Ref No	Address	Recommendation
WCC 03	13/00630/FUL	3A Main Road, Littleton, Winchester SO22 6PS	Permit

Agenda Page: 27

Officer Presenting: Lorna Hutchings

Public Speaking

Objector: Les Brown

Parish Council representative:

Ward Councillor:

Supporter: Rob Lamb (on behalf of applicant)

Update

None

AFTERNOON (2.00pm start)

Item No	Ref No	Address	Recommendation
WCC 04	13/00833/FUL	37 Woodfield Drive, Winchester, Hampshire SO22 5PY	Permit

Agenda Page: 38

Officer Presenting: Megan Osborn

Public Speaking

Objector: Vivien Manfield

Parish Council representative:

Ward Councillor:

Supporter: Mark Richards

Update

Highways/Parking

Three parking spaces are provided on site, one in the existing single garage and two in front of the garage off Branksome Close, which is consistent with the parking standards for a dwelling of this size.

Item No	Ref No	Address	Recommendation
WCC 05	13/00213/FUL	55 Canon Street, Winchester, Hampshire SO23 9JW	Permit

Agenda Page: 45

Officer Presenting: Christian Morrone

Public Speaking

Objector: Alistair Graham, Sandra Steele and Graham Rule

Parish Council representative:

Ward Councillor:

Supporter: Nicholas Brook (Architect) and Luke Wesley (Applicant)

Update

The Council received notification that some works had commenced on site. Having checked this, the works that are proceeding do not require the benefit of planning or listed building consent.

Item No	Ref No	Address	Recommendation
WCC 06	13/00214/LIS	55 Canon Street, Winchester, Hampshire SO23 9JW	Permit

Agenda Page: 55

Officer Presenting Christian Morrone

Public Speaking

Objector: Alistair Graham, Sandra Steele and Graham Rule

Parish Council representative:

Ward Councillor:

Supporter: Nicholas Brook (Architect) and Luke Wesley (Applicant)

Update

The Council received notification that some works had commenced on site. Having checked this, the works that are proceeding do not require the benefit of planning or listed building consent.

End of Updates