

Planning Development Control Committee

Update Sheet

12 December 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.

Item No	Ref No	Address	Recommendation
01	13/02304/FUL	Proposed Solar Park, Southwick Estate, Belney Lane, Southwick	Permit

Officer Presenting: James Jenkison

Public Speaking

Objector: Louise Hudson

Parish Council representative:

Ward Councillor:

Supporter: Peta Donkin (Agent)

Update

An agent (Matthew Turpin) for Southwick Estate has submitted a cover letter and 4-page briefing document to the Chairman which will be circulated to members. The details have been reviewed by officers and are not considered to contain any information that would recommendation.

The Ministry of Defence has responded and raised no objection to the proposal.

Hampshire County Council Highways Department have reviewed the revised details submitted by the applicant to address initial concerns raised and now raise no objection to the scheme subject to additional conditions as set out below in addition to the construction management plan (Condition 6 – updated as set out below).

The Archaeology Officer has also raised no objection to the revised details, which have accounted for matters of archaeological interest subject to a condition (as set out below).

The Hampshire County Council Ecology Department remains concerned about lack of details relating to Great Crested Newts, that the amount of habitat to be impacted by the proposals has been underestimated and that procedures for habitat protection may be unrealistic. However, as the Hampshire Bio-diversity Information Centre has no records of GCN's present on any of the sites, the land is managed farmland and the applicant is proposing habitat and ecological enhancement measures as well as mitigation measures it is considered that subject to appropriate conditions the development will meet the requirements of Policy CP16 and that the tests set out in the Habitat Regulations will be satisfied. However, detailed plans are still required to achieve this and the recommended conditions (Conditions 7, 8 and 10 have been amended accordingly).

Accordingly, your officers now recommend approval for the proposed development subject to the conditions reported and updated.

Additional Conditions:

Archaeology:

No development shall commence until fencing (to a design to be first submitted to and approved by the Local Planning Authority) has been erected around the area located in Site A where an archaeological feature of potential significance has been identified and excluded from development in the revised plans hereby approved. No works shall take place within the area inside that fencing unless approved in writing by the Local Planning Authority

Reason: To ensure the protection of archaeologically, sensitive areas, structural remains and other features within the development site, during demolition and construction operations.

Highways:

No development hereby permitted shall be brought into use until details of accesses and visibility splays for all accesses to the sites have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to any construction traffic or any traffic associated with supply of equipment and materials associated with the development being brought onto any of the sites and thereafter retained throughout the construction period.

Reason: In the interests of highway safety.

Prior to any construction traffic or any traffic associated with supply of equipment and materials associated with the development being brought onto any of the sites, a Condition Survey (including mitigation measures) of the local highway network, including Pitymore Lane, Pigeon House Lane and Belney Lane, shall be undertaken, submitted to and approved in writing by the Planning Authority. The approved Condition Survey shall be adhered to throughout the construction period and, upon cessation of construction works (or as otherwise agreed by the Local Planning Authority), and any remedial works to the local highway network made necessary as a result of the site traffic as reasonably required by the Planning Authority shall be undertaken to the satisfaction of the Local Planning Authority prior to any construction traffic or any traffic associated with supply of equipment and materials associated with the development being brought onto any of the sites .

Reason: In the interests of safety.

Prior to any construction traffic or any traffic associated with supply of equipment and materials associated with the development being brought onto any of the sites a scheme of passing places for Pitymore Lane, Belney Lane and Pigeon House Lane shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any construction traffic or any traffic associated with supply of equipment and materials associated with the development being brought onto any of the sites and thereafter retained

Reason: In the interests of safety.

Amended Conditions:

Condition 6 (Construction Management Plan):

Prior to work commencing on the site a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details;

Details for the protection of statutorily protected species and bird nesting prior to and during the construction period;

Tree, pond and hedgerow protection measures to be undertaken;

Archaeological protection measures to be undertaken;

Details of hedgerow removal to gain access to the sites;

Details in relation to the use of the public footpath through Site B;

Temporary matting or other methods as approved in writing by the Local Planning Authority to minimise ground disturbance during the construction period;

Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway or other local roads;

Provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development;

Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties, SINC's or adjacent highway);

A traffic management plan for construction and delivery vehicles entering and leaving the site; including details of routes, passing spaces, traffic signage, times of movement (so as to avoid peak period traffic, and early morning and evening arrivals and departures so as to protect nearby residential amenities), construction phase travel plan;

Start and finish time of construction activity (including any pile driving);

Phasing of development.

The Construction management plan shall be adhered to throughout the duration of the construction period.

6 Reason: To protect existing vegetation, habitats and protected species and countryside amenities and in the interests of highways safety and neighbours amenities.

Condition 7 (Site Management Plan):

07 Prior to work commencing on the site a landscape, habitat and site management plan, including long term design objectives, management responsibilities, maintenance schedules for all landscape areas (including hedgerows and the management of their height) and details for habitat enhancement and protection (and including a monitoring programme), shall be submitted to and approved in writing by the Local Planning Authority. The landscape, habitat and site management plan shall be carried out in accordance with the approved details and habitat protection and enhancement shall be in full accordance with the measures set out in sections 4.2, 4.3, 4.4, 4.7, 4.8 and 4.9 of the Ecological Appraisal (Avian Ecology, August 2013), section 3 of the Confidential Appendix (badgers) (Avian Ecology, undated) and the Supplementary Information in Response to LPA dated 3 December 2013 and 9 December 2013 unless otherwise approved in writing by the Local Planning Authority.

07 Reason: To ensure that site maintenance is not detrimental to use of the land by protected species and to ensure effective long term landscape and site management to assimilate the proposal into its countryside context.

Condition 8 (Detailed site and landscaping plan):

08 A detailed scheme for the location of solar panels, landscaping, tree and/or shrub planting (including reinforcement of existing hedgerows and retention of existing trees) and boundary treatment (including the location of fences, fence opening details for wildlife movement, details of fence crossing of ditches etc.) and measures for their protection shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify plant species, density, planting, size and layout. The landscaping details approved shall be carried out in the first planting season following the completion of the development or prior to any part of the development coming into operation, whichever is the sooner, or in accordance with details to be first submitted to and approved in writing by the local planning authority. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation. Fence opening details shall be incorporated within the fencing at the stage of fence construction in accordance with the approved details and thereafter retained. All hard and soft landscape works shall be carried out in accordance with the approved details.

08 Reason: To ensure effective screening of development on the site in the interest of countryside character and amenities and to protect and enhance biodiversity interests.

Condition 10 (approved plans):

10 The development hereby approved shall, in addition and subject to conditions 1-8, be undertaken in accordance with the approved details and plans drawn and submitted as a part of this planning application as listed below:

Pegasus Environmental:

H.0312_01-B Site Location Plan, dated 07.10.2013

Wirsol:

Plan No.: 1.0, DNO Housing LV Switch-Gear Kiosk, dated October 2013.

Plan No.: 1.0, Pre-Cast Switch Substation, dated October 2013.

Plan No.: 1.0, Table Spacing, dated October 2013.

Plan No.: 1.0, Fencing Elevations, dated October 2013.

Barratt:

(66)603 Rev. C1, Edge of Park HV Switch Room dated 28.08.13

Aurora inverter range TRIO-20.0-TL, TRIO-27.6-TL

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

Item No	Ref No	Address	Recommendation
02	13/02103/FUL	Hazard Waste Management Ltd, Otterbourne Farm, Kiln Lane, Otterbourne, Winchester	Permit

Officer Presenting: Lewis Oliver

Public Speaking

Objector: Alan Clark & Dr Haycock

Parish Council representative: Mary Acton

Ward Councillor:

Supporter: Andy Partridge (Southern Planning)

Update

No update

Item No	Ref No	Address	Recommendation
03	13/00716/FUL	Cedar Lodge, 143 Pitmore Road, Eastleigh, Hampshire	Permit

Officer Presenting: Megan Osborn

Public Speaking

Objector:

Parish Council representative: Will Jones

Ward Councillor:

Supporter: Kim Blunt (Agent) & (possibly) Simon Smith

Update

No update

Item No	Ref No	Address	Recommendation
04	13/02278/FUL	8 Arle Close, Alresford,	Permit
<p>Officer Presenting: Richard Whittington</p> <p><u>Public Speaking</u> Objector: Parish Council representative: Ward Councillor: Supporter: Jashu Gorsia (Applicant)</p> <p><u>Update</u></p> <p>3 further objections received, containing the following planning considerations:</p> <p>Parking provision is inadequate Overlooking of neighbouring garden / loss of privacy Loss of light to neighbouring properties Front extension again will look out of place as all 3 houses are staggered Extension is too large for site, out of keeping with other properties.</p>			

AFTERNOON – 2PM START

Item No	Ref No	Address	Recommendation
05	13/01979/FUL	Park House, Park Road, Winchester	Permit
<p>Officer Presenting: Nick Parker</p> <p><u>Public Speaking</u> Objector: Jon Gumbel Parish Council representative: Ward Councillor: Cllr Dominic Hiscock Supporter: James Cleary (On behalf of applicant – Banner Homes)</p> <p><u>Update</u></p> <p>No update</p>			

Item No	Ref No	Address	Recommendation
06	13/01099/FUL	Hendy Ford, Units 1-2, Easton Lane, Winchester	Refused

Officer Presenting: Megan Osborn

Public Speaking

Objector:

Parish Council representative:

Ward Councillor: Cllr Pines

Supporter: Robert Morray

Update

Letter received from on 02/12/13 from Henderson global investors (Winchester Silverhill No.1 Ltd).

The letter states, 'Given the challenging retail market at present, Winchester Silverhill no. 1 Ltd is keen that the adopted policy position in relation to out of town retail is strongly implemented. Winchester Silverhill No.1 Ltd is concerned at the potential growth of out of town retailing within Winchester and the wider area, particularly where proposals will result in the creation of retail floorspace that could accommodate retailers that could, and should, be located within the City Centre. The development of new retail floorspace in out of centre locations, particularly those that can accommodate town centre retailers, will evidently have an adverse impact on the success of the Silver Hill scheme.'

The letter goes on to state, 'Clearly, the Silver Hill Scheme will deliver a broad range of retail units that could accommodate the application proposals and discussions have been held with Marks and Spencer to take space within the scheme that is capable of providing them with a suitable store with adjacent car parking as an expansion of their current offer within the city centre. The requirements of Marks and Spenser can be fully accommodated within the Silverhill proposals and therefore any consent to an out of centre location at this time would be damaging to the viability and deliverability of the Silverhill development and in our view to the town centre as a whole.'

Correspondence has been received from Marks and Spenser, received on the 9th December, who disagree with the conclusions of the committee report for the following reasons:

- There are two entirely separate business models both of which M&S wish to provide in Winchester to meet shopping needs and customer aspirations;
- M&S already have one of those business models in the form of the City Centre Store. M&S would like to improve this offer and continue to consider Silver Hill as a possible option for this.
- M&S's commercial requirements in the form of the simply food business model are a material planning consideration and directly relevant to proper application of the sequential approach and it is considered that the application cannot be reasonably refused because of a commercially

unrealistic aspiration to seek a second M&S store in or close to the town centre.

Also submitted with the above letter from M&S is an appeal for an application in Walsall. The appeal comprises the Broadwalk Retail Park in Walsall. This is an out of centre retail park to the south of Walsall town centre. The appeals seek to vary condition 5 on an existing planning permission. Condition 5 controls the amount and type of retailing from the retail park. Amongst other things, it limits the total amount of retail floorspace and the categories of goods which may be sold.

The inspector concluded that the proposal complied with the requirements of the sequential approach and that they are satisfied that the proposal would not lead to significant adverse impacts. The proposals are in an accessible location and would provide some limited benefits in so far as it would aid competition and provide genuine consumer choice in a socially deprived area. There would be no harmful effect on the vitality and viability of nearby local centres.

Notwithstanding the above, the LPA consider the appeal site differs from the application site in that this was an existing retail site in an area that is completely different from Winchester, Planning Policy Statement 4 is no longer relevant, Walsall had no sequentially preferable sites (unlike Winchester) and there was already an over capacity in the town centre. Therefore, it is still considered that the proposal for the proposed A1 use in this location on the outskirts of Winchester to be unacceptable for the reasons as set out in the report.

Item No	Ref No	Address	Recommendation
07	13/02140/FUL	Cherry Tree Stables, Goscombe Lane, Gundleton, Alresford	Refused

Officer Presenting: Andrea Swain

Public Speaking

Objector:

Parish Council representative: Cllr Cook (Bighton P C)

Ward Councillor:

Supporter: Dr Steven Rothwell (Applicant)

Update

No update

Item No	Ref No	Address	Recommendation
08	13/02095/FUL	Skyfall, 124 Downs Road, South Wonston, Winchester	Permit
<p>Officer Presenting: Lorna Hutchings</p> <p><u>Public Speaking</u></p> <p>Objector:</p> <p>Parish Council representative:</p> <p>Ward Councillor:</p> <p>Supporter:</p> <p><u>Update</u></p> <p>No update</p>			

End of Updates