

# **Planning Committee**

## **Update Sheet**

**28<sup>th</sup> May 2015**

**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



| Item No  | Ref No       | Address                          | Recommendation |
|--|--------------|----------------------------------|----------------|
| 01   | 14/02599/FUL | 15 Chilbolton Avenue, Winchester | PERMIT         |
| <p><b>Officer Presenting: Lewis Oliver</b></p> <p><b><u>Public Speaking</u></b><br/> <b>Objector:</b> Mrs &amp; Dr Antoniou<br/> <b>Parish Council representative:</b><br/> <b>Ward Councillor:</b> Cllr Lucille Thompson<br/> <b>Supporter:</b> Dan Wilden (Agent)</p> <p><u>Update</u><br/> 8 further letters of objection raising the following points:</p> <ul style="list-style-type: none"> <li>• Whilst it is pleasing to see the removal of balconies, we would request conditions are implemented in order for them to be installed at a latter date.</li> <li>• Even with these revised plans the development would still create overlooking into 15A, given the living accommodation is on the first floor. Furthermore with the Juliet balconies these will result in noise pollution, which will be heard from our patio area</li> <li>• Any planting/landscaping going the side boundary should not result in loss of daylight/sunlight, as has been the case previously. 15A has a covenant, which prevents us having landscaping above 3 metres in height, which prevents screening of the development.</li> <li>• The Inspector's report is still relevant in order to assess the impact on neighbours</li> <li>• Concerned about overlooking from the proposed car parking area into 15A</li> <li>• There is no mention in the submission about how 15A drains will be accommodated, given that our properties drain goes feeds into the drain on the application site.</li> </ul> <p><u>Clarification on housing mix</u><br/> The housing mix proposed is two x 5 bedroom detached units and two x 2 bedroom flats.</p> |              |                                  |                |

| Item No | Ref No       | Address   | Recommendation |
|---------|--------------|---|----------------|
| 02      | 14/02848/OUT | Land Adjacent The Down House,<br>Harestock Road, Winchester | REFUSE         |

**Officer Presenting: Ben Hatt**

**Public Speaking**

**Objector:**

**Parish Council representative:** Cllr Patrick Cunningham

**Ward Councillor:** Cllr Paul Twelftree, Cllr James Byrnes & Cllr Eileen Berry

**Supporter:** Bernadette & Lucy Welch

**Update**

Paragraphs 2,3 and 4 on page 30 of the officers report relating to policy MTRA2 should be discarded and not taken into consideration.

The applicants have indicated they are happy to enter into a legal agreement for the provision of 40% on site affordable housing (equivalent to 18 units).

An addendum of the applicants 5 year land supply analysis has been submitted. No additional comments are raised from Officers as a result of this.

It is acknowledged that the Harestock and St Barnabas Action Plan is a relevant document for the consideration of this application.

Refusal reason 1 is to include DS1, WT1, and MTRA4 of the LLP1 and should read "outside the settlement boundary of Winchester".

Refusal reason 3 should refer to CP13 and CP18 of the LLP1 not solely CP13.

**Education response**

A Hampshire County Council response has raised an approximate educational contribution of £309,000 due to a requirement to expand Harestock Primary School by 14 places.

| Item No | Ref No       | Address  | Recommendation |
|---------|--------------|--|----------------|
| 03      | 15/00568/FUL | Trimbush, 34 Main Road, Littleton,<br>Winchester | PERMIT         |

**Officer Presenting: Lorna Hutchings**

**Public Speaking**

**Objector:** Mr Hobbs

**Parish Council representative:**

**Ward Councillor:**

**Supporter:** Ted Rodrigues (applicant)

**Update**

None

| Item No | Ref No       | Address                                 | Recommendation |
|---------|--------------|---|----------------|
| 04      | 14/01889/OUT | Woodstock, Mortimer Close, Kings Worthy | PERMIT         |

**Officer Presenting: Lewis Oliver**

**Public Speaking**

**Objector:** David Gott & Mr Holmes

**Parish Council representative:**

**Ward Councillor:**

**Supporter:** Andy King or Vince Millen

**Update**

Further application site history:

88/01331/OLD - Erection of two dwellings with double garages – Refused 11.02.1988. This application was refused as it was considered that the development is out of keeping with the area, adverse impact on neighbouring properties, loss of trees, adverse impact on highway safety of Mortimer Close/Mount Pleasant/Nations Hill.

86/01942/OLD – Erection of dwelling - Refused 27.11.1986. This application was refused for the reasons that it would result in backland development, which is undesirable because of the access and its impact on a neighbouring property. The application was also refused due to the access road leading to and from the site being of inadequate to deal with the extra traffic. In addition the access road had a substandard junction with Mortimer Close/Mount Pleasant/Nations Hill. The final reason related to the development creating an undesirable precedent, which would make it difficult to refuse similar applications.

Appeal dismissed 13.8.87

| Item No | Ref No       | Address  | Recommendation |
|---------|--------------|--|----------------|
| 05      | 14/02953/FUL | Former Hampshire Constabulary Building and Station Mill, Station Road, Alresford | REFUSE         |

**Officer Presenting: Andrea Swain**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:** Cllr Cook (supporting)

**Supporter:** David Williams (Planning consultant on behalf of applicant)

Update

**Consultations**

Head of Estates:

The external valuer has concluded that, following analysis of the viability appraisal, no contribution should be sought for the scheme proposes.

Impact on character of area and neighbouring property

Paragraph 2 should read:

“Any annexe which would relate sympathetically to the Mill buildings will need to be much more subservient to the listed building and only LIGHTLY linked.’

**Reasons for Refusal**

In light of the comments of the Head of Estates, reason for refusal number 5 is no longer required.

| Item No | Ref No       | Address  | Recommendation |
|---------|--------------|--|----------------|
| 06      | 14/02954/LIS | Former Hampshire Constabulary Building and Station Mill, Station Road, Alresford | REFUSE         |

**Officer Presenting: Andrea Swain**

**Public Speaking**

**Objector:**

**Parish Council representative:** Cllr Cook

**Ward Councillor:**

**Supporter:** David Williams

Update

None

| Item No | Ref No       | Address  | Recommendation |
|---------|--------------|--|----------------|
| 07      | 15/00631/FUL | Yew Tree Cottage, Worlds End, Hambledon, Waterlooville | REFUSE         |

**Officer Presenting: Anna Hebard**

**Public Speaking**

**Objector:**

**Parish Council representative:** Cllr Landford-Smith

**Ward Councillor:**

**Supporter:** Niall Tutton

**Update**

A report on the consultation and modifications for the High Quality Places SPD referred to in this report was taken to Cabinet on 18 March 2015 (CAB2669) where Cabinet resolved to adopt the SPD. An error was made in the report stating it was adopted. It has yet to be published, however it is still a material planning consideration.

The paragraphs in part 8 for extensions and Policies E1-E4 are relevant to this application.

Typographical errors in para references;

The recently adopted Winchester City Council High Quality Places Design Guide sets out key principles for achieving successful extensions to existing buildings in design terms. It sets out at para 8.23 that whilst extensions should generally ensure an harmonious relationship with the host building there is scope for variety, and interesting, distinctive extensions can enrich the vitality of the built environment and aid legibility. However para 8.25 states that such extensions need to be high quality, and have a sympathetic relationship with the character of the area.

| Item No | Ref No       | Address  | Recommendation |
|---------|--------------|--|----------------|
| 08      | 15/00578/FUL | Venta Uk Ltd, West Hill Road North,<br>South Wonston, Winchester | REFUSE         |

**Officer Presenting: Lewis Oliver**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter:** Matthew Sudgen (Noise Consultant for Clark Saunders) or John Shepherd – Agent.

**Update**

The agent for this application has submitted further information in the form of an updated Acoustic Assessment. In order for officers to consider the additional information, this application has been deferred for further deliberations.

**End of Updates**