

Planning Committee

Update Sheet

25th June 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	10/00367/FUL	Ruperts Roost, Peststead Lane, Soberton, Southampton	PERMIT

Agenda Page: 3

Officer Presenting: David Rothery

Public Speaking

Objector: Mrs Ibbby Mallett

Parish Council representative:

Ward Councillor: Cllr Caroline Dibden

Supporter: Mr Henry Smith (Snr) Mr Henry Smith (Jnr) & Jenifer Brooks

Update

- Page 5 – top para. Refers to Winchester District Local Plan – Part 2. This should read South Downs Local Plan, as this site lies within the SDNP LPA area, not WCC LPA area
- Page 8 – second para. Refers to 12 pitches, this should read 5 pitches within the SDNP area
- Page 9 – final para should read “ Overall, given its existing *use, albeit unauthorised*, it is likely that the site standards set out in Policy ...”
- The recommendation of additional suitably worded planning condition to seek the removal of the timber sheds as identified on the originally submitted application plans, as the day room replacement has since been constructed and is in use
- The recommendation of an additional suitably worded planning condition to restrict the use of any touring caravan (when in addition to a mobile home on the pitch) on the site for exclude any permanent overnight accommodation by occupiers of the site.
- The recommendation of an additional suitably worded planning condition to restrict the use of the day room for ancillary purposes to the main caravan / mobile home on the site and to exclude any permanent, temporary or occasional residential overnight accommodation of the day room by any person resident or visitor to the site.
- Correspondence from I Mallet (owner of the field to the south of the access track – the leg of mutton field) has been received indicating the access onto Peststead Lane is incorrect and in the wrong place. Highway comment is that land ownership is a civil matter.

Item No	Ref No	Address	Recommendation
02	SDNP/14/06443/ CND	Copperfields Caravan Site, Peststead Lane, Soberton	PERMIT (TEMP)

Agenda Page: 20

Officer Presenting: David Rothery

Public Speaking

Objector: Mrs Ibbby Mallet

Parish Council representative:

Ward Councillor: cllr Caroline Dibden

Supporter: Sheila Richings, Tammy Taylor & Henry Smith Snr

Update

- Appendix 1 - Copperfields appeal decision 15 March 2011 (09/02594/FUL)
PLEASE SEE SEPARATE DOCUMENT ATTACHED
- Page 22 – top para should read three pitches, not four
- Page 25 - The landscape comment should read ‘Objection’
- Page 29– third para. Refers to 12 pitches, this should read 5 pitches within the SDNP area.
- The recommendation of an additional suitably worded planning condition to restrict the use of any touring caravan (when in addition to a mobile home on a pitch) on the site for exclude any permanent overnight accommodation by occupiers of the site.
- The recommendation of an additional suitably worded planning condition to restrict the use of the day room for ancillary purposes to the main caravan / mobile home on the site and to exclude any permanent, temporary or occasional residential overnight accommodation of the day room by any person resident or visitor to the site.
- Correspondence from I Mallet (owner of the field to the south of the access track - the leg of mutton field) has been received indicating the access onto Peststead Lane is incorrect and in the wrong place. Highway comment is that land ownership is a civil matter.

Item No	Ref No	Address	Recommendation
03	SDNP/15/00686/ FUL	Littlebourne Field, Hazeley Road, Twyford	PERMIT

Agenda Page: 43

Officer Presenting: Jane Rarok

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Dr Bailey (Headmaster Twyford School)

Update

None.

Item No	Ref No	Address	Recommendation
04	14/02555/OUT	Masons Meadow, Bunns Lane, Hipley, Hambleton	REFUSE

Agenda Page: 55

Officer Presenting: Jane Rarok

Public Speaking

Objector:

Parish Council representative: Cllr Hull

Ward Councillor:

Supporter: Mr & Mrs Lillywhite & Mrs Scrivenor

Update

None.

Item No	Ref No	Address	Recommendation
05	14/02455/FUL	Little Oaks, Bent Lane, Hambledon	PERMIT
Agenda Page: 64			
Officer Presenting: Simon Avery			
<u>Public Speaking</u>			
Objector: Caroline Crow & Ashley Banning			
Parish Council representative: Cllr Hull			
Ward Councillor:			
Supporter: Mr Paul Harris			
<u>Update</u>			
None.			

Item No	Ref No	Address	Recommendation
06	14/01936/FUL	21A-21B Southgate Street, Winchester	PERMIT
Agenda Page: 75			
Officer Presenting: Simon Avery			
<u>Public Speaking</u>			
Objector: Nick Glover or William Gubbins or Tim Wright (on behalf of residents/residents association)			
Parish Council representative:			
Ward Councillor:			
Supporter:			
<u>Update</u>			
An additional condition is to be added to control hours of opening as follows:			
The use hereby permitted shall only open to customers from 0800 to 2300 hours.			
Reason: To protect the amenities of the occupiers of nearby properties.			

Item No	Ref No	Address	Recommendation
07	15/00784/FUL	Fairview, Compton Street, Compton, Winchester	PERMIT

Agenda Page: 91

Officer Presenting: Nicholas Billington

Public Speaking

Objector:

Parish Council representative: Cllr Stevens

Ward Councillor: Cllr Warrick

Supporter: Naomi Sadler

Update

Report typo correction: Within the committee report, under 'Site Description' in paragraph 2, line 2, the line reading '...separated from the site by approximately 25 meters...' should be corrected to '...separated from the site by approximately **15 meters...**'.

Item No	Ref No	Address	Recommendation
08	15/00617/FUL	8 Montague Road, Bishops Waltham, Southampton	PERMIT

Agenda Page: 101

Officer Presenting: Mark Wadsworth

Public Speaking

Objector: Mr Dillworth & Mr Richard Ironmonger

Parish Council representative:

Ward Councillor:

Supporter: Peter Duckmanton (applicant)

Update

A further letter of objection was sent in by Mr Dilworth and received on 17th June '15. The letter reiterates objections made previously on 8th April '15.

The applicant has responded to Mr Dilworth's letter of representation with letters received on 18th June '15 and the 21st June '15. The applicants response received on 21st June '15 included a letter from the contractor who carried out the works which clarifies the quantities and work undertaken. Specifically, it clarifies the following;

- *"No more than 22 tons of top soil were used for the infill,*
- *A 0.8 ton Kubota digger was used in the groundworks,*
- *We used a Wrekin membrane (which is permeable) on the inside of the retaining wall,*
- *The soil level only reached the third sleeper so the overall height was no more than 750mm,*
- *Pressure treated posts were used & concreted up to a depth of 900mm,*
- *250mm long timber locks were used to secure sleepers to posts".*

End of Updates