

# **Planning Committee**

## **Update Sheet**

**23<sup>rd</sup> July 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.**

Item No	Ref No	Address	Recommendation
01	14/02535/FUL	Wellington House, 77 Kingsgate Street, Winchester	PERMIT

**Agenda Page: 3**

**Officer Presenting: David Rothery**

**Public Speaking**

**Objector:** Anne Graham, Martin Holmes (on behalf of residents association)

**Parish Council representative:**

**Ward Councillor:** Cllr Mather & Cllr Tait

**Supporter:** Deborah Ivory (Agent) & John Wells (Applicant)

**Update**

- Page 4 – Site Description / third para – the road is a single yellow line marked
- Page 12 – Sustainability – whilst the submitted documentation refers to Code 5, current guidance from Government is not to seek more than Code 4. The applicants have advised they would seek to achieve Code 4.
- Condition 14 – Sustainability -given the above this condition would be reworded to reflect Code for Sustainable Homes Code 4 as the requirement to be reached in line with current government advice
- Condition 16 – Approved Plans – the revision number to some plans will be changed to reflect the correct and current drawing details as presented to members at the meeting and which have been subject to public viewing. Drawing 1241-107 Rev P6 ; 1241-104 Rev P5; 1241-106 Rev P4; 1241-108 Rev P2; and Drawing 1241-110 Rev P7 (remove both P2 and P6)
- Condition 11 and 12 – Tree protection – the removal of the main tree on site (as now agreed) and replacement tree planting make these conditions unnecessary.
- Additional representation from Mr Spokes relating to the historic city wall (sent to members direct by writer)

Item No	Ref No	Address	Recommendation
02	15/00510/FUL	The Pantiles, 7 City Road, Winchester	PERMIT
<b>Agenda Page: 21</b>			
<p><b>Officer Presenting: David Rothery</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> Mr Philip Yates  <b>Parish Council representative:</b>  <b>Ward Councillor:</b>  <b>Supporter:</b></p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
03	15/00064/OUT	Little Harestock Farm, Harestock Road, Winchester	REFUSE
<b>Agenda Page: 33</b>			
<p><b>Officer Presenting: Ben Hatt</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b>  <b>Parish Council representative:</b> Kelsey Learney  <b>Ward Councillor:</b>  <b>Supporter:</b> Mr A. Welch, Mrs B Welch, Mrs L Welch, Mr S Welch</p> <p><u>Update</u></p> <p>The applicant has questioned the use of policy MTRA4 in the officer report. However The Head of Strategic Planning has confirmed its use is correct.</p> <p>Additional information has been submitted by the applicants in relation to ecology. This has been assessed by the ecologist and as a result no objections are raised in terms of ecology. Refusal reason 3 is withdrawn.</p> <p>One letter of support has been withdrawn.</p> <p>Page 31 of the committee agenda shows the site location map. The larger site to the north does not form part of this application. This application relates to the smaller site to the south only.</p>			

Item No	Ref No	Address	Recommendation
04	15/00191/OUT	Little Harestock Farm, Harestock Road, Winchester	REFUSE

**Agenda Page: 45**

**Officer Presenting: Ben Hatt**

**Public Speaking**

**Objector:**

**Parish Council representative:** Kelsey Learney

**Ward Councillor:**

**Supporter:** Mr M. Welch, Mr N Welch, Mr A Welch, Mr S Welch

**Update**

The applicant has questioned the use of policy MTRA4 in the officer report. However The Head of Strategic Planning has confirmed its use is correct.

Additional information has been submitted by the applicants in relation to ecology. This has been assessed by the ecologist and as a result no objections are raised in terms of ecology. Refusal reason 3 is withdrawn.

One letter of support has been withdrawn.

Page 31 of the committee agenda shows the site location map. The larger site to the north does not form part of this application. This application relates to the smaller site to the south only.

Item No	Ref No	Address	Recommendation
05	15/01091/FUL	6A Dean Close, Winchester	PERMIT

**Agenda Page: 59**

**Officer Presenting: Andrea Swain**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter:**

**Update**

None.

**AFTERNOON SESSION – 2PM**

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Recommendation</b>
<b>06</b>	<b>SDNP/15/01505/FUL</b>	<b>Exton Park, Allens Farm Lane, Exton, Southampton</b>	<b>REFUSE</b>
<b>Agenda Page: 67</b>			
<b>Officer Presenting: Jane Rarok</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b> David Frere-Cook			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b> Cllr Bodtger			
<b>Supporter:</b> Mr Sati Panesar (Agent) Ian Adam-Smith (Architect) & Malcolm Issac (Applicant)			
<b><u>Update</u></b>			
1 additional letter of objection. Points raised are already covered in summary of objections in the Officer report.			

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Recommendation</b>
<b>07</b>	<b>14/02356/FUL</b>	<b>Teg Down House, 29 Chilbolton Avenue, Winchester</b>	<b>REFUSE</b>
<b>Agenda Page: 81</b>			
<b>Officer Presenting: Jill Lee</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b>			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b>			
<b>Supporter:</b> Jeremy Tyrell (Agent)			
<b><u>Update</u></b>			
None.			

Item No	Ref No	Address	Recommendation
08	15/00578/FUL	Venta Uk Ltd, West Hill Road North, South Wonston, Winchester	PERMIT

**Agenda Page: 93**

**Officer Presenting: David Rothery** (for Lewis Oliver the case officer)

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:** Cllr Godfrey & Cllr Wright

**Supporter:** Neil Cowie (Trustee)

Update

Please note there is an error to one of the recommendations listed on Page 2 of the Planning Committee schedule as follows:-

Recommendation for Item 8 (Venta UK Ltd, West Hill Road North, South Wonston) should read 'PER' and not 'REF' to reflect the correct recommendation for permission. The recommendation contained within the individual report for this item is correct.

5 further letters of objections

Raising the following additional points:

- The proposed noise plan is unenforceable
- The proposed noise management plan does not stop vehicles using the public highway between 5/5:30, and therefore this early start will disturb those living in properties along West Hill Road
- The applicants should change there worship practices. I don't believe that religious beliefs should have a bearing on planning law for these early starts

1 letter of support

- Venta appreciate their position in the community of South Wonston and value their relationship with neighbours. We have had very few complaints over the years with regard to the driving of our staff and have taken appropriate action where a complaint has arisen.

Concerns have been raised that the proposed noise plan is unenforceable. Officers have considered this point, in relation to tests laid down in the Planning Practical Guidance, and are of the view that the noise management plan offers an effective way to seek noise mitigation of the development and proposed hours of use.

Item No	Ref No	Address	Recommendation
09	15/00135/FUL	Linden Lea, 2 Compton Close, Olivers Battery	PERMIT
<b>Agenda Page: 103</b>			
<b>Officer Presenting: Ben Hatt</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b> Reg Fletcher (Representing Olivers Battery Gardens)			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b> Cllr Laming			
<b>Supporter:</b>			
<u>Update</u>			
None.			

Item No	Ref No	Address	Recommendation
10	15/01166/FUL	6 Hillside, Kitnocks Hill, Curdridge, Southampton	PERMIT
<b>Agenda Page: 109</b>			
<b>Officer Presenting: Katie Nethersole</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b> Mr Atkinson			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b>			
<b>Supporter:</b> Stephen Wallin (applicant)			
<u>Update</u>			
None.			

**End of Updates**