

Planning Committee

Update Sheet

20th August 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	15/01096/FUL	19 Berewecke Avenue, Winchester,	PERMIT

Agenda Page: 5

Officer Presenting: Lewis Oliver

Public Speaking

Objector: Dr Robert Whitmarsh

Parish Council representative:

Ward Councillor:

Supporter:

Update

Head of Landscape (Trees) No Objection subject to conditions

Change of wording to condition 11 and addition of conditions 13 – 15 relating to tree protection:

11 Prior to the commencement of development plans/sections showing proposed ground levels and finished ground floor levels above AOD of the new building in relation to existing ground levels and levels of neighbouring buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

11 Reason: In order to ensure that the proposal does not have a detrimental impact on the residential amenity of neighbouring properties, and has an acceptable impact on the character of the area, as required by policy DP3 of the Winchester District Local Plan Review 2006.

13 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Method Statement reference AMS 19BA/07115/PC written by Mr. Peter Harding of Pyramid Consulting and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Inspection of fencing

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with AMS 19BA/07115/PC . Telephone 01962 848403.

Construction of special engineering under tree canopies

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848403.

13 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

14 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Method Statement AMS 19BA/07115/PC

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Method Statement AMS 19BA/07115/PC shall be agreed in writing to the Local Planning Authority.

14 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

15 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Pre-commencement meeting.

A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

15 Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

Item No	Ref No	Address	Recommendation
02	15/01070/FUL	Elysium, South Drive, Littleton	PERMIT

Agenda Page: 15

Officer Presenting: Nicholas Billington

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Ben Savage

Update

- The sentence beginning on the second line under the heading '**Proposal**' should read 'The Garage is also extended rearwards by approximately 2.3 metres in the same form as the existing' and the sentence under the same heading starting on line four should read 'Also proposed are the enlargement of the existing north-eastern dormer and the erection of a new dormer on the north-western roof to enlarge the existing first-floor bedroom and ensuite.
- The applicant has submitted three documents in support of the application demonstrating their possible Permitted Development Fall back position.

Item No	Ref No	Address	Recommendation
03	15/01134/TPO	2 North Drive, Littleton, Winchester	REFUSE

Agenda Page: 23

Officer Presenting:

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Mr Warner (Applicant) Mr Carter (Agent)

Update

Withdrawn

Item No	Ref No	Address	Recommendation
04	15/00041/AVC	Sainsburys Supermarket Ltd, Badger Farm Road, Winchester	PERMIT

Agenda Page: 29

Officer Presenting: Ben Hatt

Public Speaking

Objector: Mr D M May

Parish Council representative:

Ward Councillor: Cllr Laming

Supporter:

Update

A representation has been received responding to the Lighting assessment raising a number of points:

In particular the report does not record the date when the measurements were taken and thus gives no reference to or allowance for:

- the phase of the moon and its effect on the ambient light?
- the prevailing weather and level of cloud cover?
- the state of the foliage on the trees and their reflective properties.
- the fact that the light is on from 7.00am through to the dawn period for many months of the year, which produces an entirely different effect.
- the parameters being measured when the light is switched off at 10.00pm are clearly no indication of the real human impact of the light on the amenity of the area, as any first hand observation would confirm.
- the report uses as a datum reference, standards that apply to two story houses or bungalows. All the affected houses are in fact three stories.
- although reference is made to the Institute of Lighting Professionals the report chooses to entirely ignore the fact that their main recommendation for such an installation is the use of precisely directed down lighters? This would also neatly solve the vandalism problem.

Item No	Ref No	Address	Recommendation
05	15/01416/FUL	Pinewood Cottage, Curdridge Lane, Curdridge, Southampton	PERMIT

Agenda Page: 39

Officer Presenting: Katie Nethersole

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter:

Update

Change of wording to condition 3 and addition of conditions 4 – 8 relating to tree protection and tree replacement:

03 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference written by Sarah Johnston of Johnston Tree Consultancy and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

03 Reason: to ensure protection and long term viability of retained trees and to minimise impact of construction activity.

04 The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the above reports Telephone 01962 848403.

04 Reason: to ensure protection and long term viability of retained trees and to minimise impact of construction activity

05 No arboricultural works shall be carried out to trees other than those specified and in accordance with the above Arboricultural Impact Appraisal and Method Statement.

05 Reason: to ensure protection and long term viability of retained trees and to minimise impact of construction activity

06 Any deviation from works prescribed or methods agreed in accordance with the above Arboricultural Impact Appraisal and Method Statement shall be agreed in writing to the Local Planning Authority.

06 Reason: to ensure protection and long term viability of retained trees and to minimise impact of construction activity

07 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

07 Reason: to ensure protection and long term viability of retained trees and to minimise impact of construction activity

08 The applicant is to agree the size, species & location of the replacement trees and their maintenance with the LPA before any works starting on site.

08 Reason: To improve the appearance of the site in the interests of visual amenity.

PDC 1032

Item No	Ref No	Address	Recommendation
1032	2150	Land to the rear of No. 37-75 Main Road, Colden Common	PERMIT
<p>Officer Presenting: Ivan Gurdler</p> <p><u>Public Speaking</u> Objector: Parish Council representative: Ward Councillor: Supporter: <u>Update</u></p> <p>None</p>			

End of Updates