

# Planning Committee

## Update Sheet

**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.**



Working in Partnership



Item No	Ref No	Address	Recommendation
01	15/01161/FUL	Triangle of Land Adjacent to Bold Forester, Heath Road, Soberton	PERMIT

**Agenda Page: 3**

**Officer Presenting: David Rothery**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter:** Damian Hayley (Hyde Group)

**Update**

**1. Agenda Papers**

There has been a printing error which has resulted in a page of this report being omitted from the agenda papers. The following page should be inserted between agenda pages 10 and 11. I have included some carry over text to ensure that the linkage is clear.

**Conclusion**

The site is bounded by development and would retain this linear relationship to the lane, and it is considered that the scheme is well related to the existing built-form and character of the area. It is close to some services such as the recreation ground, public house, public rights of way (including West Walk). Overall, the proposal represents an acceptable development of this rural location and would not result in significant adverse harm to the character of the area or the amenity of neighbouring residents and complies with Policy CP4 of the Local Plan

**Planning Obligations/Agreements**

In seeking the planning obligation for the safeguarding of the site for affordable housing provision and securing nomination rights, the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

**Recommendation**

**(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)**

That planning permission be granted subject to the following condition(s) and a Section 106 Agreement in order to secure the following planning obligations under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

Affordable housing contributions, nominations, mix and tenure

## Conditions

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02. No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A-H of Part 1 of Schedule 2, or by Classes A, C or F of Part 2 of Schedule 2 or by Classes A-O of Part 14 of Schedule 2 shall be carried out without the prior consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

04 The first floor windows in the side elevation of the dwellings hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties.

## 2. Text clarification

Page 5 para 3 should read “ ... although the national park lies to the west of the River Meon further to the north.”

## 3. Representations

A further two letters of support have been received since the report was finalised praising the good design and having properties available to locals (total now 11 in support)

A further two letters of objection have been received from parties who have already commented raising matters already covered in the report and in addition the following :

- That there is no local demand for people in the parish to move into affordable units in the village
- Previous considerations of the site were discounted as the road was considered to be too narrow to enable traffic to pass
- Affordable housing should be spread across the village not in one scheme of 8 units

Item No	Ref No	Address	Recommendation
02	15/01173/FUL	Land at Rear of Properties East of Church Road, Newton, Hampshire	PERMIT

**Agenda Page: 24**

**Officer Presenting: Michelle Thomson**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter:** Jonathon Sherwill

**Update**

There has been a printing error which has resulted in item 3 being printed before item 2 on the agenda papers. Item 2 runs from pages 24-30 and item 3 runs from pages 17-23.

Since the publication of the report, the applicant has requested that the Council approve a standard post and rail fence (with or without stock proof fencing), that can be used. This is considered a sensible solution and will ensure continuity in the type of boundary treatment. Therefore the following additional condition is recommended:

- 04 Post and rail fence (with or without stock proofing) to a maximum height of 1.2m high is hereby permitted provided it is undertaken in accordance with the fencing options detail attached to email from Jonathan Sherwill dated 16.09.2015 08:09. Development shall be carried out in accordance with the approved details.
- 04 Reason: To ensure a satisfactory visual appearance of the new development.

Item No	Ref No	Address	Recommendation
03	15/01362/FUL	Office 3-4 Trinder House, Free Street, Bishops Waltham, Southampton	PERMIT

Agenda Page: 17

**Officer Presenting: Michelle Thomson**

**Public Speaking**

**Objector:** Mr Fred Dickenson

**Parish Council representative:**

**Ward Councillor:**

**Supporter:**

Update

There has been a printing error which has resulted in item 3 being printed before item 2 on the agenda papers. Item 2 runs from pages 24-30 and item 3 runs from pages 17-23.

Text Alteration – page 19

*Principle of Development* should read:

The site lies within the settlement boundary of Bishops Waltham, however, it is situated outside of the defined Town Centre boundary **and the proposal is for a B2 use**. As such the Town Centre Development policies, namely SF1 & SF2, as set out in the Winchester District Local Plan Review (WDLPR) are not applicable to this development.

Item No	Ref No	Address	Recommendation
04	15/01463/FUL	Garden House, Bank Street, Bishops Waltham, Southampton	PERMIT

Agenda Page: 31

**Officer Presenting: Katie Nethersole**

**Public Speaking**

**Objector:**

**Parish Council representative:** Cllr Robert Shields

**Ward Councillor:**

**Supporter:** Simon Goddard (agent)

Update

None

Item No	Ref No	Address	Recommendation
05	15/01508/FUL	Yew Tree Cottage, Ervills Road, Worlds End, Hambledon	REFUSE

**Agenda Page: 38**

**Officer Presenting: Anna Hebard**

**Public Speaking**

**Objector:**

**Parish Council representative:** Denmead PC

**Ward Councillor:**

**Supporter:** Bob Tutton

Update

None

Item No	Ref No	Address	Recommendation
06	15/01624/FUL	Land at Hinton Field, Lovedon Lane, Kingsworthy	PERMIT

**Agenda Page: 43**

**Officer Presenting:**

**Public Speaking**

**Objector:**

**Parish Council representative:** Cllr Ian Gordon

**Ward Councillor:**

**Supporter:** Mike Roberts

Update

Consultations

South Downs National Park Officer

Landscape views of the site are restricted to localised and short range views from within the National Park itself and the site is not easily discernible in longer range key views. This site is, however, sensitive to change, and maintaining a transition landscape is considered very important given its context, adjacent to the protected landscape. Whilst initially concerned over the proposed development given its location and interrelationship with the surrounding open undulating fields, the design and layout of the scheme has largely addressed the sensitive context and allowed partial views through the site. Concerns relating to garden boundaries, long term maintenance of the extended area of Eversley Park and impact on the dark night sky can be reduced by implementing conditions. On balance, with appropriate conditions, the South Downs National Park raises no objection to the proposal.

### Amended Condition

25 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A - H of Part 1 and Class A of Part 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

25 Reason: To protect the amenities of the locality, to maintain a good quality environment and to ensure that the development complies with policy CP2.

### Additional Conditions

27 Prior to the commencement of development, a scheme of lighting (during construction and the operational life of the development), designed to minimise impacts on wildlife, particularly tree belts and bats, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented.

27 Reason: in order to minimise impacts of lighting on the ecological interest and landscape importance of the site.

28 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site plan- ground 1417/100  
Site plan – first 1417/101  
Site plan – roof 1417/102  
Site plan –parking provision 1417/105  
JP01 – apartment building 1417/201  
JP02 – 2 bed house 1417/202  
JP03 – 3 bed house 1417/203  
JP04 – 3 bed house 1417/204  
JP05- 4 bed house 1417/205  
JP06 – 4 bed house 1417/206  
JP07 – 5 bed house 1417/207  
JP08 – 5 bed house 1417/208  
JP09 – 4 bed house 1417/209  
JP10 – 3 bed house 1417/210  
JP11 – 5 bed house 1417/211  
JP01 – apartment building 1417/401  
JP02 – 2 bed house 1406/402  
JP03 – 3 bed house 1417/403  
JP04 – 3 bed house 1417/404  
JP05- 4 bed house 1417/405  
JP06 – 4 bed house 1417/406  
JP07 – 5 bed house 1417/407  
JP08 – 5 bed house 1417/408  
JP09 – 4 bed house 1417/409  
JP10 – 3 bed house 1417/410  
JP11 – 5 bed house 1417/411  
Tree retention and removal plan 005.R03

28 Reason: For the avoidance of doubt.

Item No	Ref No	Address	Recommendation
07	15/00969/OUT	Land off Hookpit Farm Lane, Hookpit Farm Lane, Kingsworthy	PERMIT

Agenda Page: 70

**Officer Presenting: Jill Lee**

**Public Speaking**

**Objector:** Rosemary Clarke

**Parish Council representative:** Cllr Ian Gordon

**Ward Councillor:** Cllr Jane Rutter

**Supporter:** Neil Holmes (Agent)

Update

Text deletion - Page 80 : final line reference to S106 agreement, page 81 : first paragraph. As the application no longer shows works outside the red-line application site, references to the requirement of a legal agreement to cover archaeological ground works no longer is applicable.

Item No	Ref No	Address	Recommendation
08	15/01424/FUL	Cuckmere, Ham Green, Sparsholt, Winchester	PERMIT

Agenda Page: 98

**Officer Presenting: Nicholas Billington**

**Public Speaking**

**Objector:**

**Parish Council representative:** Mrs Sue Wood

**Ward Councillor:** Cllr Caroline Horrill

**Supporter:**

Update

- The applicant has submitted an additional location plan showing the site in red and the applicants ownership in blue for clarity purposes only.



Item No	Ref No	Address	Recommendation
09	15/01543/FUL	Hangar Nurseries, Thompsons Lane, Owslebury	PERMIT
<b>Agenda Page: 104</b>			
<b>Officer Presenting: Mark Wadsworth</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b>			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b>			
<b>Supporter:</b>			
<u>Update</u>			
None			

Item No	Ref No	Address	Recommendation
10	SDNP/15/02245/ FUL	Elms House, Finches Lane, Twyford	PERMIT
<b>Agenda Page: 110</b>			
<b>Officer Presenting: Mark Wadsworth</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b> Hannah De Merode			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b>			
<b>Supporter:</b> Philip Atkins (Consultant) John McIntyre (Owner)			
<u>Update</u>			
None			

**End of Updates**