

Planning Committee

Update Sheet

4th February 2016

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	15/01217/FUL	Hampshire Constabulary HQ, Romsey Road, Winchester, SO22 5DB	PERMIT

Agenda Page: 3

Officer Presenting: Jill Lee

Public Speaking

Objector: Kate MacIntosh

Parish Council representative:

Ward Councillor: Cllr Liz Hutchison

Supporter: David Gilchrist (applicant – Berkeley Homes)

Update

None

Item No	Ref No	Address	Recommendation
02	15/02321/FUL	Site 1A and 1B Land off Hillier Way, Winchester, Hampshire	PERMIT

Agenda Page: 37

Officer Presenting: Simon Avery

Public Speaking

Objector:

Parish Council representative:

Ward Councillor: Cllr Hiscock

Supporter: Debbie Rhodes (New Homes) & Rod Graham (agent)

Update

A slight amendment is required to the wording of condition 8 to require a schedule of landscape maintenance to be approved prior to occupation rather before any development commences. The amended condition is as follows:

8 Prior to the occupation of the development a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

An additional letter of objection has been received raising the following concerns:

- Impact on views from Simmonds Court and Oglander Road.
- Conflict between elderly people's homes and families with young children.

- Loss of a recreational area.
- Increase in traffic through the Abbots Barton estate.
- Loss of a valuable feeding area for fauna.

Item No	Ref No	Address	Recommendation
03	15/01943/FUL	Lommedal, Milnthorpe Lane, Winchester	REFUSE

Agenda Page: 59

Officer Presenting: David Rothery

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Ben Christian (consultant)

Update

Typo – page 60 second para should read “... to the southern, western and northern boundaries. The **eastern** boundary to the adjacent ...”

Item No	Ref No	Address	Recommendation
04	15/02147/FUL	15 Regent Close, Otterbourne, Winchester	PERMIT

Agenda Page: 75

Officer Presenting: Megan Osborn (on behalf of Daniel Gender-Sherry case officer)

Public Speaking

Objector: Mr or Mrs Jane

Parish Council representative:

Ward Councillor:

Supporter:

Update

None

AFTERNOON – 2.00PM start

Item No	Ref No	Address	Recommendation
05	15/00077/FUL	Land at the Alresford Cricketers, Jacklyns Lane, Alresford	PERMIT
Agenda Page: 83			
Officer Presenting: Jill Lee			
<u>Public Speaking</u>			
Objector: David Brook			
Parish Council representative:			
Ward Councillor: Cllr Simon Cook			
Supporter: Jade Ellis (Agent)			
 <u>Update</u>			
None			

Item No	Ref No	Address	Recommendation
06	15/02448/FUL	Land to the North of the Gables and West of Closewood Road, Closewood Road, Denmead	PERMIT
Agenda Page: 101			
Officer Presenting: David Rothery			
<u>Public Speaking</u>			
Objector:			
Parish Council representative: Cllr Hargreaves			
Ward Councillor:			
Supporter: Mr Dudman			
 <u>Update</u>			
All drainage from hard surfaced areas, including the stable block roof and guttering, shall be disposed of to a suitable watercourse or to ground soakaways, the positioning and details of which shall be submitted to and approved in writing by the local planning authority prior to works commencing on site.			
Reason: To ensure satisfactory provision of surface water drainage.			

Item No	Ref No	Address	Recommendation
07	15/00758/FUL	Tudor Cottage, 22 Church Lane, Kings Worthy, Winchester, Hampshire	REFUSE

Agenda Page: 115

Officer Presenting: Sarah Tose

Public Speaking

Objector:

Parish Council representative: Cllr Ian Gordon

Ward Councillor:

Supporter: Lucy Kelly & Huw Thomas

Update

Additional neighbour notification was undertaken on 18th January 2016 following the receipt of amended plans. The publicity does not expire until the 8th February 2016. The recommendation on page 121 of the Committee papers is therefore updated as follows:-

Recommendation

That subject to the receipt of no representation letters that raise additional material planning issues, that the Planning Committee delegates the issue of the Committee's decision after the publicity expires on 8th February 2016. The recommendation is that the application is refused for the following reasons:

Informatives

The following informatives were not included at the time of writing the committee report and should be added to the recommendation:

1 The development is in contravention with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify an approval of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be refused.

2 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan 2006 (Review) – saved policies:

DP3 – Design

DP4 – Townscape & landscape

HE4 - Development in Conservation Areas

HE5 – Development in Conservation Areas

T2 – Development Access

T4 – Parking Standards

Winchester District Local Plan Part 1 (LPP1):

CP3 – Affordable Housing Provision

CP13 – High quality design
CP14 – Effective use of land
CP20 - Heritage
MTRA2– Development strategy for market towns and larger villages

Winchester District Local Plan Part 2 Development Management and Site Allocations (LPP2):

DM14 – Local Distinctiveness
DM15 – Site Design Criteria
DM 17 – Access and Parking
DM26 – Development in Conservation Areas

3 In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions,
- inviting amended and clarified information to assist the assessment of the proposal.

In this instance the applicant was updated of issues as part of the processing of the application prior to a report recommendation.

Representations

The following additional representations have been received following the submission of amended plans:

Kings Worthy Parish Council:

The Parish Council are concerned with regard to the revised parking facilities, as the amendments now show that parking for the new house has been moved to the front of the building. This will result in cars reversing onto Church Lane at its narrowest point close to a bus stop. There is also a lack of visitors parking, with Church Lane being as narrow as it is especially at this part of the lane there is no on street parking available on Church Lane.

The vehicle splays on the plans submitted to Winchester City Council are not clear and appear to show a splay indicating that vehicles which will not allow easy access to the proposed new parking area if entering when coming from the direction of the B3047.

It is also noted that in providing parking facilities at the front of the property, the fencing shown in the previous plans which would have screened the property have been removed. Being in a conservation area there is no screening to hide a modern property that sits adjacent to a historic thatched cottage.

2 neighbour representations supporting the proposal:

- We as attached neighbours have no issue with this planned development
- I support the development as proposed

Materials

Further amended plans were received 29 January 2016 proposing a change in the

roof material from natural slates to hand made clay tiles.

PDC1045

Item No	Ref No	Address	Recommendation
	PDC1045	Silver Hill Development, Tanner Street	Details in Compliance with pre commencement conditions

Officer Presenting: Lorna Hutchings

Public Speaking

Objector: Patrick Davies

Parish Council representative:

Ward Councillor: Cllr Burns & Cllr Kim Gottlieb

Supporter: Mike Capocci/Mike Bridges

Update

Site Wide Pre-Commencement Conditions

16 and 18 Additional documents to approve:

Ramboll Environ letter dated 29 January 2016 entitled “Land Quality Assessment – Silver Hill, Winchester. Planning Reference 06/01901/FUL”

Ramboll Environ letter dated 1 February 2016 entitled “Land Quality Assessment: Implementation Works, Silver Hill, Winchester. Planning Reference 06/01901/FUL”

Status Update:

Conditions 16 Partial discharge as set out:

- Implementation works (Phase 1A) - Full discharge.
- Site Wide – Approval of Strategy - the scheme to mitigate the effects of contamination will be submitted for partial discharge of condition 16 following completion of the items set out in point 2 of approved documents. The subsequent investigation and mitigation packages will be submitted for approval under obligations agreed as part of point 2. No major issues are envisaged provided Ramboll are continued to be engaged to advise and oversee the contamination investigation, who have a clear understanding of the City Council’s and Environment Agency’s expectations in this regard.

Representations received 3

Negative comments made in respect of the principle of the whole scheme and on based on f Cllr Burns submission it appears that a hasty decision is being made.

WinACC comment:

The development have not adequately addressed some of the sustainability aspects in conditions 5 and 11 (renewable heat and power; energy efficient buildings; influence on lifestyles) with regard to DP9, PPS1 and WinACC principles for construction materials.

End of Updates