

# **Planning Committee**

## **Update Sheet**

**21<sup>st</sup> April 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.**



**Winchester**  
City Council

Working in Partnership



**South Downs**  
National Park Authority



Item No	Ref No	Address	Recommendation
01	16/00116/FUL	Sparsholt College, Westley Lane, Sparsholt,	Permit

**Agenda Page: 4**

**Officer Presenting: Stephen Cornwell**

**Public Speaking**

**Objector:** Douglas Paterson

**Parish Council representative (Sparsholt PC):** Sue Wood

**Parish Council representative (Crawley PC):** Carol Phillips

**Parish Council representative (Hursley PC):** Cllr Warwick

**Parish Council representative (Littleton & Harestock PC):** Cllr Patrick Cunningham

**Ward Councillor:** Cllr Caroline Horrill

**Supporter:** Tim Pope & Tim Jackson

Update

Letter Circulated From Sparsholt College Principle

Officers note the circulation of a letter to the member of the planning committee from the Principal of the College together with a copy of a letter to the planning officer dated 7 April 2016. . This letter was already in the possession of the case officer and was the application web site when the report was written. It is not proposed to review it further but treat it as general background information circulated by an interested party.

Sparsholt Parish Council

A letter together with two enclosures, an extract from the Design Manual for Roads and Bridges and a drawing of a reduced visibility splay has been submitted.

- Responding to the Transport statement addendum EF/14822 Rev. 3/ATS and the TPA letter dated 7 April 2016.
- Taken further specialist advice from our traffic consultant and these suggest number of inaccuracies in the TPA letter of 9 April. The main points of this letter are outlined below:
- TPA assessment of forward sight stopping distance (SSD) assumes 85<sup>th</sup> percentile speed is at or below 37.5mph.
- No evidence to suggest this is correct.
- This essential given any access located outside 30mph speed limit and within "D" restricted zone.
- Traffic assessment states 76m forward SSD is incorrect and base this on assumption first point of vision would be rear of vehicle waiting to turn right.
- This not disputed but when spot level survey carried out established maximum forward splay achievable was 76m with driver height of 1.05m.
- In light of these comments we have added another splay some 12m back

(representing the rear position of vehicle) and it confirms that in reality SSD is reduced to 71m

- Reference in assessment to submission of new plan moving access to east to increase forward visibility between waiting vehicles and approaching vehicles but no evidence has been submitted to support claim.
- Recommend application should submit vertical profile of junction.
- Recognise design of junction will make left turn from village into new access difficult but not impossible. This should be supported by routing agreement.
- TPA avoided commenting on diver intervisibility for vehicles turning right into Westley Lane from Stockbridge Road as achievable splay cannot be improved due to 3<sup>rd</sup> party constraint.
- No comment on exiting lane turning right towards Winchester with only 90m stretch towards blind bend.
- TPA focus on interpretation of reduced accident statistics since road safety scheme undertaken.
- Note applicants one day speed survey showed vehicle speeds in excess of speed limit.  
Introduction of slow moving vehicles at junction likely to have adverse impact on road safety.
- Applicant failed to respond to the desirable SSD not conforming to Design Manual for Roads and Bridges guidance.
- Also failed to provide plan showing 20km hinterland which will form supply area.
- Will address other matters at meeting.

#### Hursley Parish Council

Full copy of comments attached below.

Main points are:

- Object until additional information provided and enforceable safeguards included.
- Insufficient information on precise source of feedstock.
- No details on routes to be used by suppliers.
- Before any planning permission granted imperative some legally enforceable method found to ensure supply vehicles take shortest possible route from field to highway and then keep on main road network to reach site.

#### Landscape Team

- The applicant has now submitted two plans for on site and off site mitigation which include measures such as improvements to existing hedgerows, planting of new hedgerows, native planting and creation of chalk meadows.
- These will assist in softening the visual impact of the proposal from a number of public and private viewpoints.
- Need to respond to use of screen bunds and planting depending on circumstances on the ground in terms of what feature will make most effective screen.
- Applicant also submitted a selection of typical and worst case scenario viewpoints along PROW to west of site.

- For most part site screened by existing hedge but some views possible through breaks particularly at junction of track with Garston Lane over gate.
- However views no greater than from PROW 1 to north of site.
- My conclusion remains same, proposals are consistent with policy CP13 & CP15.
- No objection subject to conditions already agreed but wish to refine condition 13 which should refer to management proposals for on site and off site works within the blue lined area and not just relate to work within red lined area.

Planning Officer Response:

- Regarding the questions raised over highway issues, the Highway Engineer will deal with them verbally at the committee meeting.
- Concerning the Landscape Officers further comments it is proposed to revise the wording of condition 13 to include specific references to the desire to see management proposal extend beyond red lined site to include work within blue area.
- Following further consideration, it has also been considered appropriate to add a further condition to cover the decommissioning of the plant when it ceases to be operational.

Revised condition 13 Landscape Plan

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules, relating to environmental enhancement proposals within both the red lined application site and the Sparsholt College Land Boundary (shown in blue) as identified on the Ecotricity Figure A15 entitled Offsite Landscape Mitigation Enhancement Plan drawing number 6438\_T0255\_03 dated April 2016, shall be submitted to and approved in writing by the Local Planning Authority within 6 months of the commencement of the works on site. The management plan shall include the following information:

- A landscape management key plan coordinating all requirements for external areas, as covered by other conditions and including landscaping, trees levels and drainage;
- All plans for the external areas, based on an accurate topographical survey.

The landscaping management plan shall be carried out in accordance with the details hereby approved and implemented for a period of 20 years following completion of the landscaping works on site, as agreed with the Local Planning Authority.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by features that contribute to the landscape.

New condition 24 Decommissioning of AD Plant

In the event that the anaerobic digester ceases to operate and no gas is produced for export from the site for a period of 12 months, then the AD plant shall be decommissioned and the land returned to its former use. All structures, plant and equipment shall be dismantled and any hard surfaced areas broken up and lifted and all the materials arising from these operations removed from the site. Prior to

any works associated with this condition commencing, a scheme setting out the full extent of the proposed works, the retention of any vegetation/water features and the proposed final ground levels, any seeding to be undertaken and a timetable for the completion of all the works, shall be submitted to and approved in writing by the Local Planning Authority. The decommissioning work shall be undertaken in accordance with the approved details.

For the avoidance of any doubt the proposed renewable energy centre educational building is not included within the requirements of this condition.

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

### **Hursley Parish Council Comment**

## **Comments for Planning Application 16/00116/FUL**

### **Application Summary**

Application Number: 16/00116/FUL

Address: Sparsholt College Westley Lane Sparsholt Hampshire SO21 2NF

Proposal: Biomass-based anaerobic digestion plant including: 3 No. digesters (2 No 'primary', 1No. 'secondary'); 2 No. digestate storage tanks; biomethane upgrading plant; biogas boiler; standby flare stack; weighbridge & marshalling yard; agricultural feedstock storage (silage clamps); biomass pre-treatment hall; 2 No. buffer tanks (liquid substrate & silage effluent storage); digestate separation station; office, electrical and control building; ground works including bunding and reprofiling using excavated materials; surface water storage lagoon; hard surfacing; means of enclosure; landscaping; alterations to an existing access to Westley Lane; and an education building (Use Class D1) for the 'Hampshire Centre for the Demonstration of Renewable Technologies'.

Case Officer: David Rothery

### **Customer Details**

Name: Mr John Brooks

Address: 31B Main Road, Hursley, Winchester, Hampshire SO21 2JW

### **Comment Details**

Commenter Type: Parish Council

Stance: Customer objects to the Planning Application

Comment Reasons:

- Traffic or Highways

**Comment:**Hursley Parish Council objects to this application until additional information and enforceable safeguards are incorporated. Whilst the Parish Council supports the principle of renewable energy schemes it considers that insufficient information is given in the application for proper consideration of the wider impact.

No information is given as to the precise sources of the grass (or other vegetable matter) to feed the plant nor is there any foundation for the assertion that all such

feedstock will (or can) be sourced from within a 15km radius. Anecdotal evidence from local farmers is that this ambition (and it is no more than that) is extremely unrealistic and the fear is that in practice feedstock will be taken from a much wider area and that any suitable organic matter will be utilised.

No detailed consideration appears to have been given to the routes to be taken by suppliers in the wider area. The statement that all supplies will be brought in to the site from Stockbridge Road ignores the question of how those vehicles will access Stockbridge Road. Hursley Parish Council is particularly concerned that supplies from Romsey and points south will pass through Hursley village on the A3090 and use Sparsholt Road from Standon through Sparsholt to Stockbridge Road as being the shorter route by nearly 3km when compared with Romsey Road/Chilbolton

Avenue/Stockbridge Road. Sparsholt Road is narrow and winding in parts and totally unfit for any significant additional heavy traffic.

Before permission should be granted the Parish Council considers that it is imperative that some legally enforceable method is found of ensuring that supply vehicles take the shortest possible route from field to main highway, and then remain on the main highway network until reaching the site access.

Item No	Ref No	Address	Recommendation
02	15/02427/OUT	Plot 1, The Captain Barnard, Otterbourne Road, Compton, Hampshire	Permit

**Agenda Page: 68**

**Officer Presenting: Jill Lee**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter: Carole Sawyers (Brendan Care)**

Update

None

Item No	Ref No	Address	Recommendation
03	15/02884/FUL	15 Chilbolton Avenue, Winchester	Permit
<b>Agenda Page: 80</b>			
<b>Officer Presenting: Megan Osborn</b>			
<b><u>Public Speaking</u></b>			
<b>Objector:</b> Mrs Susan Antoniou			
<b>Parish Council representative:</b>			
<b>Ward Councillor:</b> Cllr Lucille Thompson			
<b>Supporter:</b> Mr Dan Wilden (Agent)			
<u>Update</u>			
None			

Item No	Ref No	Address	Recommendation
04	15/01414/FUL	22 Quarry Road, Winchester	PERMIT
<b>Agenda Page: 94</b>			
<b>Officer Presenting: Megan Osborn</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
05	SDNP/15/06425/FUL	Blue Moon, Green Lane, Hambledon, Hampshire	REFUSE

**Agenda Page: 110**

**Officer Presenting: Jane Rarok**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter:** Ian Donohue (Agent – Southern Planning Practice)

Update

None

Item No	Ref No	Address	Recommendation
06	14/01993/OUT	Sandyfields Nurseries, Main Road, Colden Common, Winchester	PERMIT

**Agenda Page: 120**

**Officer Presenting: Simon Avery**

**Public Speaking**

**Objector:** Mr Barnes & Kirsten Gray or Steven Smallman (Pro Vision)

**Parish Council representative:** Cllr Maggie Hill

**Ward Councillor:** Cllr Izzard & Cllr Susan Cook

**Supporter:** Steve Carrington (Applicant)

Update

A letter has been submitted to the Council from solicitors acting for Welbeck Strategic Land LLP, one of the objectors to this application. The majority of the points raised in this letter are already covered in the officer report, however, the points are summarised and addressed as follows:

**Objections / points raised in the letter**

1. The application should be refused until the application site is confirmed as a LPP2 allocation and the policy has not changed since the Welbeck and Bargate applications were refused last year on policy grounds.
2. The application cannot be approved due to the lack of consultee response from SDNPA.
3. The proposed walkway within the woodland cannot be delivered.

4. The report does not address loss of employment.

5. The management of the woodland would not satisfy paragraph 204 of the NPPF and tests within Regulation 122 of CIL Regulations 2010.

6. The officer's report does not balance the harms arising from the application against the benefits.

7. The application contains errors in that the supporting Landscape and Visual Impact Assessment only assesses the impact of 140 dwellings rather than 165 and the plans attached to the committee agenda shows Stratton's Copse as part of the application site.

### **Response of WCC**

1. This point is addressed in the report under the heading 'Principle of Development'. In the context of the presumption in favour of sustainable development in the NPPF applications can be approved in advance of LPP2 being adopted if the proposal fully conforms to the requirements of emerging policy CC1 and meets other general planning requirements. The Council has already approved a number of other sites in advance of LPP2 under such circumstances. The Government does not expect Local Planning Authorities to refuse planning permission on grounds of prematurity, especially as the Local Plan hearing is due to start on 12 July. However, the Bargate and Welbeck sites referred to are not the community's preferred sites for residential development.

2. The SDNP were consulted on 22 March 2016. Their comments are expected prior to the planning committee meeting but have not been received in time for the update sheet. In regard to this application the SDNP is not a statutory consultee as the site is not within the National Park (Stratton's Copse is not itself within the application site but is within the ownership of the applicant). In this matter the Council has undertaken appropriate consultations and given the SDNP the opportunity to respond. The fact that a consultee does not respond, does not prevent the Local Planning Authority from taking a decision.

3. The proposed woodland is within the ownership of the applicant and their intention is to transfer this to the Parish Council. This requirement is proposed to be secured through a legal obligation. Access to the woodland makes an important contribution towards the open space requirements of the development and such access was advocated by the SDNP when they were consulted about the allocation of the site under LPP2. If however this aspect of the development cannot be secured through a s106 obligation then the requirements of the development would have to be re-assessed by the Committee at a subsequent meeting. This is no different to any other application granted subject to the provisions of a s106 obligation. It needs to be borne in mind however that the woodland is within private ownership and currently does not benefit from any specific management, whereas under these proposals it would be managed and controlled by the Parish Council in line with the Woodland Management Plan which would be to the long term benefit of the woodland and the community.

4. Loss of employment is not directly addressed within the report since this is a site

allocated for residential development. The impact of development / loss of existing uses has therefore been assessed as part of the LPP2 process. Even if there were a requirement to consider it further at this stage, Policy CP9 of the LPP1 which deals with loss of employment states that losses will only be permitted where retaining a business use would not be reasonable having regard to a number of considerations. These include the strength of local demand for the type of accommodation and the benefits of the proposed use compared to the benefits of retaining the existing use. In this case the benefits of the proposed use, i.e. housing development to meet the needs set out in the LPP1, outweigh the benefits of retaining the existing use.

5. The woodland is part of the open space required by Policy CC1 and it forms a necessary part of the application. As such it is considered to satisfy the relevant legal tests being necessary to make the development acceptable, directly related to the development and fairly and reasonably related in scale to the development. The fact that it is not within the red line does not prevent it from being included within a s106 obligation. The reason it has been omitted from the application site is because it falls within the area for which the SDNPA is the local planning authority.

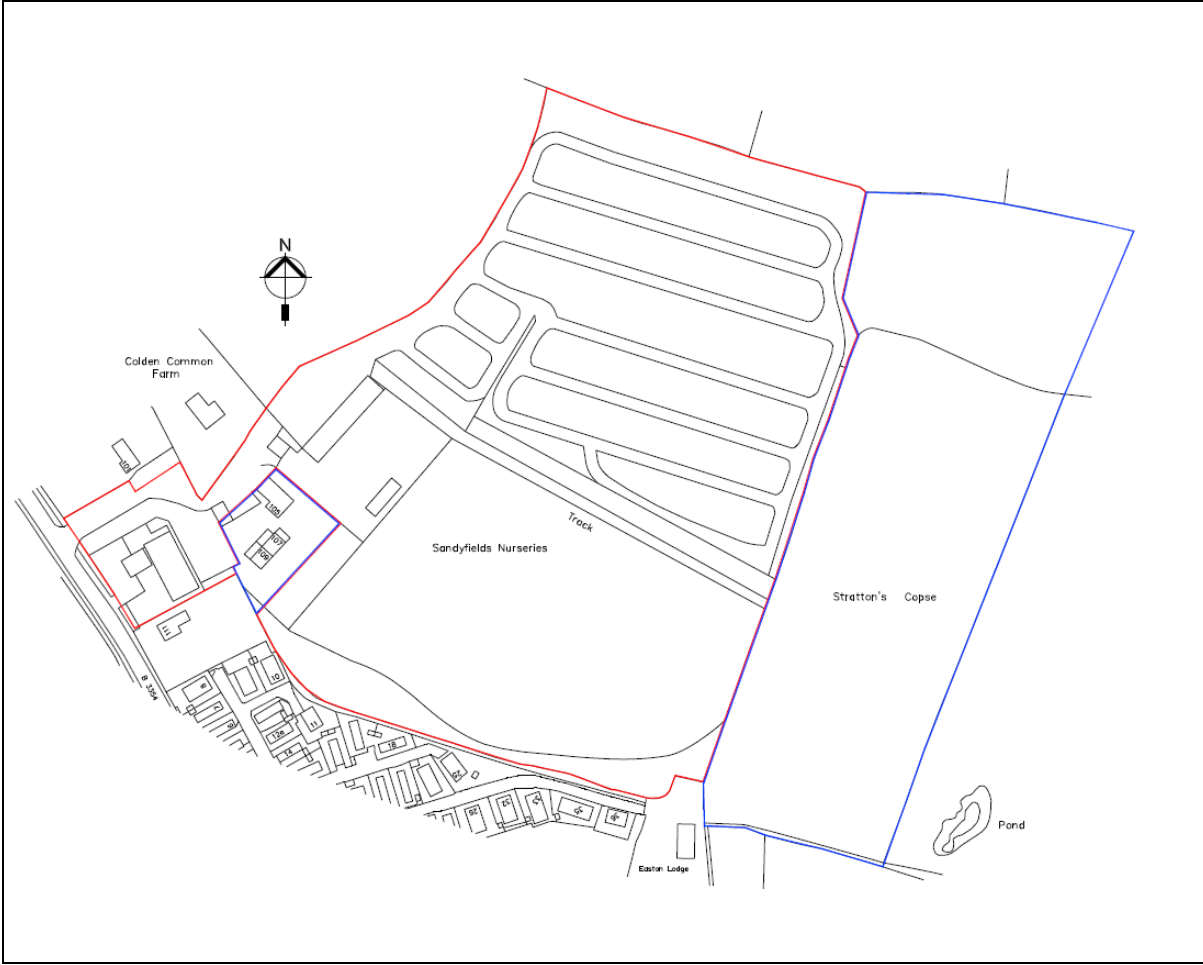
6. The officer's report provides a balanced judgement on the proposed scheme.

7. The Landscape and Visual Assessment (LVIA) supporting the application refers to 140 dwellings rather than 165 due to an earlier masterplan showing less housing. However, the difference has no material bearing on the findings of the LVIA as the earlier iteration of the masterplan proposed housing fundamentally within the same parameters as the current scheme.

The applicant has also submitted a revised Affordable Housing plan (drawing no. 14.128.03 rev B), following discussions with the Council's Strategic Housing officer to improve the distribution of affordable housing across the site.

It is noted that there is an error in the report on page 134 where it states that that details of the proposed walkway will form part of the reserved matters application. This is not the case as reserved matters can only be submitted in relation to the redline application site itself, whereas the woodland is outside of this area. However, the submitted Landscape and Public Open Space Strategy and Woodland Trail and Woodland Management Plan provide details of how the access to the woodland would function and the details and operation of this would be undertaken by the Parish Council.

It is also noted that the location plan issued with the committee report incorrectly shows the woodland at Stratton's Copse within the redline of the application site. The location plan below correctly shows the application site outlined in red and land in the applicant's ownership in blue.



Item No	Ref No	Address	Recommendation
07	15/02765/FUL	Land Junction of Sandy Land and Bull Lane, Waltham chase	PERMIT

**Agenda Page: 144**

**Officer Presenting: David Rothery**

**Public Speaking**

**Objector:** Mrs Bostock

**Parish Council representative:**

**Ward Councillor:** Cllr Linda Gemmell

**Supporter:** Robin Reay (Luken Beck)

**Update**

**Revised layout**

Amended plans have been submitted to reflect minor changes in the layout of plots 1- 21 in the northern part of the site and to plot 38 along the southern edge of the development.

**Recommendation**

Delegate to the Head of Planning to amend the wording of condition 24 'Approved

Plans' to include the revised drawing numbers as appropriate.

Education contribution  
HCC Education has confirmed that they withdraw their request for a secondary contribution.

Item No	Ref No	Address	Recommendation
08	15/02274/FUL	2 Broad View Lane, Olivers Battery, Winchester	PERMIT

**Agenda Page: 172**

**Officer Presenting: Lewis Oliver**

**Public Speaking**

**Objector:** Mary Birkett & John Brighton

**Parish Council representative:** Margaret Collin

**Ward Councillor:** Cllr Brian Lamming

**Supporter:** Nigel Dyer (Architect)

Update

None

Item No	Ref No	Address	Recommendation
09	16/00371/FUL	W I House, 56 Hyde Abbey Road, Winchester,	PERMIT

**Agenda Page: 184**

**Officer Presenting: David Rothery**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:** Cllr Rose Burns & Cllr Dominic Hiscock

**Supporter:** Olly Bray (Architect)

Update

The agent has prepared and submitted (19/04/2016) a document responding to the comments from objectors – this has been uploaded to IDOX and has also been forwarded to the Members for information purposes.

An amendment to condition 3 – this should now read as follows:

**LIMITATION TO OPENINGS**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no openings other than those expressly authorised by this permission shall, at any time, be constructed in the first floor of the east elevation of the dwelling forming the development hereby permitted.

Item No	Ref No	Address	Recommendation
10	16/00276/FUL	Yew Tree Cottage, Ervills Road, Worlds End, Hambledon	PERMIT

**Agenda Page: 202**

**Officer Presenting: Anna Hebard**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter:**

Update

The Parish Council have withdrawn their objection, but too late to withdraw the application from the committee agenda.

Item No	Ref No	Address	Recommendation
11	15/02382/FUL	Belney Farm, Belney Lane, Southwick, Fareham,	REFUSE

**Agenda Page: 210**

**Officer Presenting: Nicola Martin**

**Public Speaking**

**Objector:**

**Parish Council representative: Jim Watson (Southwick & Widley PC)**

**Ward Councillor:**

**Supporter: Paul Harris (Agent)**

Update

It has been brought to the attention of the case officer that two documents submitted by the applicant's agent in response to the Highways Engineer's consultation comments were not published online with the other application documents. Notwithstanding this fact, the Highways Engineer's final consultation response addressed these additional comments. These documents have now been published online and are available to view on the Council's website with the rest of the application documents.

Item No	Ref No	Address	Recommendation
12	16/00547/TPO	23 Morley Drive, Bishops Waltham, Southampton	PERMIT
<p style="text-align: center;"><b>Agenda Page: 218</b></p> <p><b>Officer Presenting: Ivan Gurdler</b></p> <p><b><u>Public Speaking</u></b></p> <p><b>Objector:</b></p> <p><b>Parish Council representative:</b></p> <p><b>Ward Councillor:</b></p> <p><b>Supporter:</b></p> <p><b><u>Update</u></b></p> <p>None</p>			

**End of Updates**