

# **Planning Committee**

## **Update Sheet**

**26<sup>th</sup> May 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	15/00053/OUT	Street Record, Albany Drive, Bishops Waltham, Hampshire	Permitted

**Agenda Page: 3**

**Officer Presenting: Simon Avery**

**Public Speaking**

**Objector:**

**Parish Council representative: Cllr Robert Shields**

**Ward Councillor:**

**Supporter: Amanda Sutton (Agent),**

**Update**

A correction is required to condition 07 (d) i. which refers to eight Heavy Standard Oak trees to be planted behind the existing avenue of trees on Winchester Road. This should be ten Oaks.

Further comments have been received from WCC Ecology confirming that there are no objections to the proposal on ecological grounds and requesting the following conditions be applied to any consent:

Condition 08 e)

A comprehensive Habitat Management Strategy document that combines all ecological issues including compensation and mitigation and shall include:

- A reptile mitigation strategy in order to safeguard the population of slow worm and grass snake present.
- A Construction Environmental Management Plan (CEMP) to manage the risk of pollution to the water environment and protect retained habitats through the construction period.
- An Ecological management Plan (EcMP) to provide and manage the ecological resources in the completed scheme and in the future including mitigation and enhancements.
- A lighting scheme to control the effects of lighting and prevent adverse impacts on trees and hedgerows where there is potential for bat foraging/commuting/roosting as well as bird nesting.

Condition 14

Works shall be carried out in full accordance with the Ecological recommendations included in section 4 of the Tyler Grange *Albany Farm, Bishops Waltham Ecological Assessment Report Number: 2241\_R04e\_AH\_SMC* of 05 May 2016.

Reason: in order to secure adequate ecological mitigation and enhancement, including with regards to protected species.

Condition 15

Any revisions required to the layout at reserved matters shall not result in the loss of trees with bat roost potential as identified in the submitted document *Albany Farm Bat Tree Info* and the layout of the development shall not at any time extend beyond the red lines marked on the drawing included in this document which define trees and hedgerows in Blocks A and B which must be safeguarded.

Reason: In the interests of biodiversity.

In addition to this, condition 03 sets out a list of documents and plans which the development must substantially accord with and the additional submitted ecological document '*Albany Farm Bat Tree Info*' and supporting email dated 19 May from Amanda Sutton are inserted into this list.

Item No	Ref No	Address	Recommendation
02	15/01896/FUL	The Gables, 77 Downs Road, South Wonston, Hampshire, SO21 3EW	Permitted

Agenda Page: 23

**Officer Presenting: Megan Osborn**

**Public Speaking**

**Objector: Matthew Emery**

**Parish Council representative:**

**Ward Councillor: Cllr Godfrey**

**Supporter: Jeremy Tyrrell (Agent)**

**Update**

Typo on page 26, it should read 'Whilst it is accepted that the proposal would result in an intensification of use of site with an increase of 3 dwellings the layout and design of the dwellings are such that the development would sit comfortably within the site and would reflect a previously approved scheme at 89 and 91 Downs Road.'

On Wednesday 11th May 2016, the Court of Appeal allowed the Secretary of State's appeal, against the High Courts decision, in July 2015, to quash the government's guidance with regard to offering support for small scale developers. This support introduced a threshold beneath which affordable housing contributions or tariff-style contributions should not be sought, the threshold being developments of ten units or less in urban areas, 5 or more in defined rural areas, including National Parks and which have a maximum combined floor space of no more than 1,000 square metres. Following the Court of Appeal's decision, the Government updated paragraph 031 of the National Planning Practice Guidance on Thursday 19th May and is therefore relevant to the consideration of current planning applications. Given this change in government guidance, and that this proposal does not breach this threshold, a financial contribution towards Affordable Housing therefore is not required in this case.

Item No	Ref No	Address	Recommendation
03	16/00611/FUL	Fieldfares, 27 Downs Road, South Wonston, Winchester, Hampshire	Permitted

**Agenda Page: 33**

**Officer Presenting: Lewis Oliver**

**Public Speaking**

**Objector: Brenda Hargreaves**

**Parish Council representative:**

**Ward Councillor: Cllr Godfrey**

**Supporter: Jason Murphy(Architect), Tim Smith**

**Update**

**1 further letter of objection to the amended plans from 29 Downs Road:**

- The additional landscaping proposed does not alter the fact that the future occupants would overlook our property, and be detrimental to our present way of life.
- Development is still out of keeping with the character and appearance of the area

**Affordable housing**

On Wednesday 11th May 2016, the Court of Appeal allowed the Secretary of State's appeal, against the High Courts decision, in July 2015, to quash the government's guidance with regard to offering support for small scale developers. This support introduced a threshold beneath which affordable housing contributions or tariff-style contributions should not be sought, the threshold being developments of ten units or less in urban areas, 5 or more in defined rural areas, including National Parks and which have a maximum combined floor space of no more than 1,000 square metres. Following the Court of Appeal's decision, the Government updated paragraph 031 of the National Planning Practice Guidance on Thursday 19th May and is therefore relevant to the consideration of current planning applications. Given this change in government guidance, and that this proposal does not breach this threshold, a financial contribution towards Affordable Housing therefore is not required in this case.

Item No	Ref No	Address	Recommendation
04	SDNP/16/00858/HOUS	Lomer Cottage, Lomer Lane, Warnford, Southampton, Hampshire	Refused

**Agenda Page: 47**

**Officer Presenting: Katie Nethersole**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter: Dan Wilden**

**Update**

Page 2 of the report should read 'because there are 15 letters in support (2 being submitted out of time) of the application'.

Item No	Ref No	Address	Recommendation
05	16/00258/FUL	7-9 Gordon Avenue, Winchester, Hampshire	Permitted

**Agenda Page: 55**

**Officer Presenting: Megan Osborn**

**Public Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter: Amrik Chahal (Agent)**

**Update**

Planning history update: 14/01899/PNRCOU - Change of use of 9 Gordon Avenue from mixed use to C3 residential. NRQCOU 18th September 2014.

On Wednesday 11th May 2016, the Court of Appeal allowed the Secretary of State's appeal, against the High Courts decision, in July 2015, to quash the government's guidance with regard to offering support for small scale developers. This support introduced a threshold beneath which affordable housing contributions or tariff-style contributions should not be sought, the threshold being developments of ten units or less in urban areas, 5 or more in defined rural areas, including National Parks and which have a maximum combined floor space of no more than 1,000 square metres. Following the Court of Appeal's decision, the Government updated paragraph 031 of the National Planning Practice Guidance on Thursday 19th May and is therefore relevant to the consideration of current planning applications. Given this change in government guidance, and that this proposal does not breach this threshold, a financial contribution towards Affordable Housing therefore is not required in this case.

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**Public Speaking**

**Objector:**

**Parish Council representative:**

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Item No	Ref No	Address	Recommendation
06	15/01358/FUL	Land Adjacent to 37 Winslade Road, Bradley Road, Harestock, Hampshire	Permitted

**Agenda Page: 63**

**Officer Presenting: Lisa Booth**

**Public Speaking**

**Objector: Jean Coveney**

**Parish Council representative: Cllr Learney**

**Ward Councillor: Cllr Learney**

**Supporter:**

**Update**

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The applicant for this case has already signed a Legal Agreement in respect of AHC. The recommendation currently reads:

*Planning Obligations/Agreements*

*In seeking the planning obligation(s) and/or financial contributions for Affordable Housing Contributions 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.*

*The applicant has signed a Unilateral Undertaking in respect of payment of £23,500 for Affordable Housing Contribution.*

*Recommendation*

*Application Permitted subject to the unilateral undertaking in respect of affordable housing and subject to the following condition(s):*

Should planning permission be granted, the permission will not be subject to the s106 and it will no longer be a prerequisite for planning permission being granted. This would then need to be changed to :

**Recommendation**

**Application Permitted subject to the following condition(s):**



Item No	Ref No	Address	Recommendation
07	16/00324/FUL	23 Clifton Road, Winchester, Hampshire	Permitted
<p style="text-align: center;"><b>Agenda Page: 74</b></p> <p><b>Officer Presenting: Nicholas Billington</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector: Quentin Brook</b>  <b>Parish Council representative:</b>  <b>Ward Councillor:</b>  <b>Supporter: Anthony Munden (Agent) Kevin Stone</b>  <u>Update</u></p> <p>Correction to wording of condition 6 so it now reads as follows:</p> <p>06 The development hereby approved shall be carried out in accordance with the below plans:  Proposed Floor Plans with ref 2085/P03 Rev b  Existing and proposed south/front elevation with ref 2085/P04 Rev a  Existing and proposed north/rear elevation with ref 2085/P05 rev a  Existing and proposed west/side elevation with ref 2085/P06 rev b  Existing and proposed east/side elevation with ref 2085/P07 rev c</p>			

**End of Update Sheet**