

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.

Item No	Ref No	Address	Recommendation
1	16/00819/OUT	Land at Church Lane, Colden Common, Hampshire	REF

Agenda Page: 3

Officer Presenting: Simon Avery

Public Speaking

Objector: Mrs Barbara Kelly

Parish Council representative: Colden Common P.C

Ward Councillor: Cllr Iazard, Cllr Susan Cook

Supporter: Mr Richard Cutler (Agent/Applicant)

Update

A further letter of support for the application has been received.

The South Downs National Park (SDNP) has submitted comments on the application raising no objection to the proposals.

The applicant has also submitted a further letter in support of the application disagreeing with various aspects of the Committee Report. Officers are satisfied that the content of the Committee Report is accurate and that no new issues need to be addressed by means of an update.

These additional letters are on the website should members wish to view them.

Item No	Ref No	Address	Recommendation
2	16/00748/FUL	Tudor Cottage, 22 Church Lane, Kings Worthy, Winchester, Hampshire, SO23 7QS	PER

Agenda Page: 23

Officer Presenting: Nicholas Billington

Public Speaking

Objector: Dr J R Greenleaf

Parish Council representative:

Ward Councillor: Cllr Malcolm Prince

Supporter: Lucy Kelly & Hugh Thomas

Update

Minor deletion in section entitled 'Proposal' on line three of paragraph 2, as follows (deleted text shown crossed through):

'The front door will be oak ~~with glazed surround~~ and the...'

Minor addition to condition 10 to ensure clarity as below (addition in *italics*):

10 The development hereby approved shall be carried out in accordance with the following plans *submitted by Hew Thomas Architects on the 14th of April 2016:*

- Site Plan with reference 1966/02
- Floor Plans with reference 1966/03
- South west elevation - view from Church Lane with reference 1966/04
- South west and North east elevations with reference 1966/05
- South East and North West elevations with reference 1966/06
- Car Ports plans and elevations with reference 1666/09

Item No	Ref No	Address	Recommendation
3	16/00551/OUT	Birch Lodge, Trampers Lane, North Boarhunt, Fareham, Hampshire, PO17 6BU	REF

Agenda Page: 63

Officer Presenting: Lisa Booth

Public Speaking

Objector:

Parish Council representative:

Ward Councillor: Cllr Neil Cutler

Supporter: Sarah Brown (Agent)

Update

One additional letter of support has been submitted. There are no additional reasons of support brought up that are not contained within the representations section of the report.

“The family have lived in the community for forty three years and are established and active members of the community. This development would make excellent use of their old industrial site which is wasteland. It would enable them to add an additional good quality family home to our village housing stock and thus improve the appearance of the area.”

Item No	Ref No	Address	Recommendation
4	16/00225/FUL	56 Hyde Street, Winchester, Hampshire, SO23 7DY	PER

Agenda Page: 35

Officer Presenting: Lisa Booth

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Gareth Davies (Agent)

Update

None.

Item No	Ref No	Address	Recommendation
5	16/00226/LIS	56 Hyde Street, Winchester, Hampshire, SO23 7DY	PER

Agenda Page: 47

Officer Presenting: Lisa Booth

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Gareth Davies (Agent)

Update

None.

Item No	Ref No	Address	Recommendation
6	16/00852/FUL	39 Vernham Road, Winchester, Hampshire, SO22 6BS	PER

Agenda Page: 57

Officer Presenting: Russell Stock

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter:

Update

None.

Item No	Ref No	Address	Recommendation
7	15/01364/FUL	28 Chilbolton Avenue, Winchester, Hampshire, SO22 5HD	PER

Agenda Page: 73

Officer Presenting: Lorna Hutchings

Public Speaking

Objector: Jonathan Kane

Parish Council representative:

Ward Councillor: Cllr Lucille Thomson

Supporter: Nigel Dyer (Architect)

Update

7 Objections received following notification of amended plans. New grounds for objection include:

Houses moved further forward even closer to the existing houses and so will have more harmful impact in respect of overbearing and overlooking.

Removal of TPO tree.

City of Winchester Trust maintains their objection primarily as the layout is still the same and remains awkward.

Additional Condition

No. 22 The development shall be carried out in accordance with the approved plans including:

Tree Constraints TM 708-01

Tree Impact Assessment TM-708-02 Rev A

Arboriculture Tree Survey June 2016 Rev A
 Tree Survey Schedule Feb 2015 Rev A
 Sections 10271-PL-12 Rev A
 4 bed house elevations 10271-PL07 Rev C
 Plots 1-2 G and 1st FI Plans 10271-PL-06 Rev B
 Plots 3-5 Elevations 10271-PL-10 Rev D
 Plots 3-5 2nd FI Plan 10271-PL-09 Rev D
 Plots 3-5 G and 1st FI Plan 10271-PL-08 Rev B
 Site layout 10271-PL-05 Rev E

Reason: In the interests of clarifying the approved plans.

Item No	Ref No	Address	Recommendation
8	15/01895/FUL	The Anchorage, 75 Downs Road, South Wonston, Hampshire, SO21 3EW	PER

Agenda Page: 85

Officer Presenting: Lorna Hutchings

Public Speaking

Objector: Grant Johnston
Parish Council representative: Anne Peal (South Wonston Parish Council)
Ward Councillor: Cllr Godfrey
Supporter: Jeremy Tyrrell

Update

6 Objections received following notification of amended plans. There are no new grounds for objection however the comments reflect that existing concerns remain especially in respect of traffic generation, overdevelopment and amenity.

Additional Condition

No. 15 The development shall be carried out in accordance with the approved plans including:
 Ground and First Floor Plan Plot A 504_05
 Ground and First Floor Plan Plot B 1504_06
 Elevations Plot A 1504_08
 Elevations Plot B 1504_09
 Block Plan as proposed 1504_02_P3
 Site Plan as proposed 1504_03_P3
 Ground and first floor plan Plot C 1504_04_P3
 Ground and first floor plan Plot D 1504_05_P3
 Elevations Plot C 1504_32_P3
 Elevation Plot D 1504_33_P3
 Site Section 1504_40_P3

Reason: In the interests of clarifying the approved plans.

Item No	Ref No	Address	Recommendation
9	15/02325/FUL	Old Orchard, 79 Downs Road, South Wonston, Hampshire, SO21 3EW	PER

Agenda Page: 97

Officer Presenting: Megan Osborn

Public Speaking

Objector: Mrs Susan Donato

Parish Council representative:

Ward Councillor: Cllr Godfrey

Supporter: Mrs Jane Brooks

Update

Further comments from South Wonston Parish Council:

The Parish Council notes amendments to the original scheme and has received a letter of justification from the architect. The Parish Council judges all applications against the Village Design Statement. An additional dwelling wouldn't seem to represent overdevelopment of the 0.15 hectare site, but, despite being reduced in size and of similar height, is still of greater mass than the original dwelling. The design places a contemporary twist on the traditional chalet bungalow; the central bay feature may not match up to High Quality Places and use of standing seam zinc is uncommon. Other materials are, however, more in keeping. Both chalet and single storey bungalows in ones and rarely twos in large mature gardens, form part of the wider setting, so another addition wouldn't be entirely unusual. Full grown trees, shrubs and hedges are also typical; development will inevitably bring losses and an altered appearance. No, 8 Wrights Close, with a gap in its boundary trees potentially filled by the proposal's east elevation, will, despite obscured glazing, experience the greatest impact. Other properties in Wrights Close to the rear will suffer to a lesser extent. While it can't be said that the application is entirely contrary to the Village Design Statement, it isn't completely incompatible. If approval, after Nos.25-27 Downs Rd, is likely, the Parish Council begs for conditions, especially relating to screening by landscaping, protection of retained trees, connection to the foul sewer and mud avoidance and parking and turning on site.

Item No	Ref No	Address	Recommendation
10	15/01925/FUL	Smallwood, Cross Way, Shawford, Winchester, Hampshire, SO21 2BZ	PER

Agenda Page: 107

Officer Presenting: Lewis Oliver

Public Speaking

Objector: Mr G Odd & Tara Whitefield

Parish Council representative: Mrs Una Stevens

Ward Councillor: Cllr Warwick

Supporter: Chris Rees

Update

Two further conditions are proposed. Condition 8 is to ensure that the first floor windows on east elevation of plot 1 and the west elevation of plot 3, which face both neighbours are obscure glazed. Condition 9 is proposed to restrict any further windows/openings on these elevations.

Condition 10 is proposed in order to ensure that the mitigation measure outlined in the submitted biodiversity survey/assessment are secured.

8. The windows of the development hereby permitted at the first floor level in the east (side) elevation of plot 1 or the west (side) elevation of plot 3 shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, and the glazing shall thereafter be retained in this condition at all times.

8. Reason: To protect the amenities of the neighbouring properties in terms of overlooking on Blakeney House and Smoke Acre.

9. 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 windows at first floor, other than those expressly authorised by this permission shall, at any time, be constructed in the east (side) elevation of plot 1 or the west (side) elevation of plot 3 of the development hereby permitted.

9. Reason: To protect the amenities of the neighbouring properties in terms of overlooking on Blakeney House and Smoke Acre.

10 The development shall be carried out in accordance with the measures set out in Lowans Ecology & Associates biodiversity survey/assessment dated 13/08/2015 unless otherwise approved in writing by the Local Planning Authority. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

10 Reason: To enhance the ecology of the site.

Item No	Ref No	Address	Recommendation
11	15/02176/FUL	Southgate, Cross Way, Shawford, Winchester, Hampshire, SO21 2BZ	PER

Agenda Page: 117

Officer Presenting: Megan Osborn

Public Speaking

Objector: Pat Appleton & Jenny Livy

Parish Council representative: Mrs Una Stevens

Ward Councillor: Cllr Warwick

Supporter:

Update

Parish Council comments: The Compton and Shawford Parish Council have particular reservations in connection with this proposal in relation to the non-adherence to the criteria laid down in appendix 1 of the Design Guidelines of the Compton and Shawford Village Design Statement 2011.

Item No	Ref No	Address	Recommendation
12	16/00750/FUL	Firgrove, 65 Anmore Road, Denmead, Waterlooville, Hampshire, PO7 6NT	PER

Agenda Page: 127

Officer Presenting: Lewis Oliver

Public Speaking

Objector:

Parish Council representative: Cllr Langford-Smith

Ward Councillor:

Supporter: Martin Critchley

Update

Amended condition 3, to include elevations of the workshop.

3. The development hereby permitted shall be carried out in accordance with the following plans:

Elevations and Floor Plan - 9645-421C

Proposed site plan - 9645-405C

Workshop proposal – 9645-431A

03 Reason: To ensure that the development is carried out in accordance with the revised plans, and in the interest of proper planning

End of Updates