

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	16/01322/FUL	Land To The West Of Tangier Lane, Bishops Waltham, Hampshire	PER

Agenda Page: 3

Officer Presenting: Medhi Rezaie

Public Speaking

Objector: Alison Perry

Parish Council representative: Cllr Robert Shields

Ward Councillor:

Supporter: John Calcutt

Update

Inform members that the Northern part of the site does in fact fall within the Albany SINC, the section of the report on Ecology/Biodiversity however refers to the site as 'not located to or adjacent to' areas designated by nature conservation which was imprecise. Notwithstanding this, the proposed developed areas remain identified as non-statutory designated as expressed in the report. All ecology based conditions and informative (conditions 46-47 and informative 6-7) remain unchanged.

Inform members that conditions 23 should read 'access onto Albany Road' and not 'Tangier Lane as stated.

Inform members that conditions 7, 14, 15, 16, 17 and 26 should read 'the Town and Country Planning (General Permitted Development) Order 2014' and not '1995/2008' as stated.

Inform members that informative 1 should read 'Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015' and not '2012' as stated.

Advise members that conditions 16 and 17 are unnecessary and could in fact be removed as condition 16 duplicates condition 15 and condition 17 was overzealously prescribed.

Advise members that condition 1 should read plots 2-5 and not 3-6. The whole condition replaced by the following:

4. Before development commences, a 1:100 scale fully annotated plan to include elevations and floor plans for plot 2-5, 22, 30, 48, and 49-54 shall be amended so to accord with the revised 'Illustrative Site Layout Plan'

labelled drawing no: '2658-LA-10'. The development hereby permitted shall therefore exclude the details as submitted from within drawing no: '2064-C-2010-F'; '2064-C-2025-F'; '2064-C-3205-D', '2064-C-2011-F'; 2064-C-3200-F.

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

Therefore, condition 2 would also require amending to exclude approved plans list: '2064-C-2010-F'; '2064-C-2025-F'; '2064-C-3205-D', '2064-C-2011-F'; 2064-C-3200-F. (these would therefore, preclude inaccurate drawings that are not in sync with the approved layout of the site).

Advise members that a further design based condition would need to be applied to safeguard visual amenity, so to read:

"Before development commences, a 1:20 scale fully annotated plans, elevations and sections of typical details including doors, windows and boundary treatments between the private gardens and private and public spaces to be approved in writing by the local planning authority."

Item No	Ref No	Address	Recommendation
2	16/01327/OUT	Land To The East Of Tangier Lane, Bishops Waltham, Hampshire	PER

Agenda Page: 33

Officer Presenting: Medhi Rezaie

Public Speaking

Objector: Patricia & Richard McDonald

Parish Council representative:

Ward Councillor:

Supporter: John Calcutt

Update

Inform members that a further condition would need to be applied, so to control the development in detail in the interests of amenity and in accordance with 'Policy DS1' from the 'Local Plan Part 1 - The Joint Core Strategy 2013'. This condition should read:

"Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2014 (or any order amending or revoking and re-enacting that Order with or without modification) no development falling within Classes A B C D E F G and H of Part

1 of Schedule 2 to the order shall be erected constructed or placed within the curtilage(s) of the dwelling(s) hereby permitted so as to enlarge improve or otherwise alter the appearance or setting of the dwelling(s) unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.”

Inform members that informative 1 should read ‘Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015’ and not ‘2012’ as stated.

Item No	Ref No	Address	Recommendation
3	SDNP/16/023 01/FUL	Prince’s Mead School, Worthy Park House, Worthy Park Lane, Kings Worthy, Winchester, SO21 1AN	PER

Agenda Page: 55

Officer Presenting: Sarah Tose

Public Speaking

Objector: Angela Wheeler & Mr Windsor-Aubrey

Parish Council representative:

Ward Councillor: Cllr Jackie Porter (The Worthys)

Supporter: Brian Welch & Lynne Evans (Agent)

Update

Recommendation

Since the publication of the report, further discussions have taken place regarding the S106 agreement. The provision of screen planting along the boundary with Homewood cannot be secured through the S106 as the land lies outside of the applicant’s ownership. This does not change the recommendation for approval. The Prince’s Mead School Trust has confirmed that it is prepared to enter into a Unilateral Undertaking to provide the additional planting with the agreement of the neighbour. This would need to take place outside of the planning approval. The updated recommendation is set out below.

It is recommended that the application be approved for the reasons and subject to the conditions set out below and subject to the completion of a S106 agreement with obligations relating to:

- Enhancements to the Coach House and timescales for implementation;
- Secure Travel Plan with Hampshire County Council.

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

The wording of condition 4 has been amended as follows to allow the kitchen

building to open on a Saturday up to 12 times a year.

4. The kitchen building hereby approved shall only be used for catering operations (including deliveries) between the hours 08:00 and 17:10 Monday to Friday only; except for 12 occasions per calendar year when such use can be extended up to 22:30 Monday to Saturday only. A diary of such occasions shall be kept to submit to the Local Planning Authority if requested.

Reason: To protect the amenities of the occupiers of nearby properties.

The wording of condition 10 has been amended as follows to enable a phased submission of landscape details and a phased implementation programme.

10. No development shall take place until a phasing plan for the on-site hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. No development shall take place within an approved phase until details of the hard and soft landscape works for that phase have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours;
- means of enclosure;
- hardsurfacing materials;
- minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, lighting etc.);
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines, intruder alarm boxes, communal aerials, including lines, manholes, supports etc.).

Soft landscape details shall include the following as relevant:

- planting plans:
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- retained areas of grassland, hedgerow and trees;
- implementation programme:

All hard and soft landscape works relating to a phase shall be carried out in accordance with the approved details for that phase and in accordance with a programme of implementation to be first submitted to and approved in writing by the Local Planning Authority. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

Item No	Ref No	Address	Recommendation
4	SDNP/16/023 05/LIS	Prince's Mead School, Worthy Park House, Worthy Park Lane, Kings Worthy, Winchester, SO21 1AN	PER

Agenda Page: 79

Officer Presenting: Sarah Tose

Public Speaking

Objector: Angela Wheeler

Parish Council representative:

Ward Councillor: Cllr Jackie Porter (The Worthys)

Supporter: Brian Welch & Lynne Evans

Update

Recommendation

The wording of condition 5 has been amended as follows to make it specific to the Performance Hall.

5. No development of the Performance Hall hereby permitted shall commence on-site beyond foundation and ground works until full working details at a scale of 1:20 overall with details of windows, doors and architectural features at 1:5, have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans. The development shall then proceed in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority.

Reason: Details are required prior to ensure the architectural detail is executed to a high standard in order to preserve the special architectural / historic interest of the listed building, in accordance with Saved Policy HE14 of the Winchester District Local Plan Review 2006.

Item No	Ref No	Address	Recommendation
5	16/01386/FUL	Meadow Farm Cottage, Ervills Road, Worlds End, Hambledon, Waterlooville, Hampshire	PER

Agenda Page: 95

Officer Presenting: Liz Marsden

Public Speaking

Objector: Mrs Anu Cossey

Parish Council representative: Cllr Langford-Smith

Ward Councillor:

Supporter: Carolyn Hargreaves (applicant)

Update

Condition 8 be amended to:

The existing dwelling shall be completely demolished and all resultant materials removed from the site prior to occupation of the replacement dwelling hereby approved.

Item No	Ref No	Address	Recommendation
6	16/01645/FUL	11 Mount View Road, Olivers Battery, Winchester, Hampshire, SO22 4JJ	PER

Agenda Page: 105

Officer Presenting: Lorna Hutchings

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Kerry Crutchfield

Update

Page 110 in section impact on neighbouring occupiers condition referred to at end is condition no. 15.

Item No	Ref No	Address	Recommendation
7	16/00320/FUL	Texas, Texas Drive, Olivers Battery, Winchester, Hampshire, SO22 4HT	PER
Agenda Page: 115			
Officer Presenting: Lorna Hutchings			
<u>Public Speaking</u>			
Objector:			
Parish Council representative: Brian Mitchener			
Ward Councillor: Cllr Brian Laming			
Supporter: Jeremy Tyrell			
<u>Update</u>			
None			

Item No	Ref No	Address	Recommendation
8	16/01478/FUL	26 St Swithun Street, Winchester, Hampshire, SO23 9HU	PER
Agenda Page: 127			
Officer Presenting: Russell Stock			
<u>Public Speaking</u>			
Objector:			
Parish Council representative:			
Ward Councillor:			
Supporter:			
<u>Update</u>			
None			

Item No	Ref No	Address	Recommendation
9	16/01479/LIS	26 St Swithun Street, Winchester, Hampshire, SO23 9HU	PER
Agenda Page: 135			
Officer Presenting: Russell Stock			
<u>Public Speaking</u>			
Objector:			
Parish Council representative:			
Ward Councillor:			

Supporter:

Update

None

End of Updates