

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	16/01201/OUT	Land North of B3047, The Avenue, Alresford, Hampshire	REF

Agenda Page:

Officer Presenting: Jill Lee

Public Speaking

Objector: Jane Field

Parish Council representative: Cllr Saunders (speaking on behalf of town council)

Ward Councillor:

Supporter: Robert Fowler & Chris Rees

Update

Consultation response from New Homes Delivery Team.

This response is given noting that the application is outside the settlement boundary yet being proposed as a CP3 (affordable housing provision on market led housing sites) site:

- 40% affordable housing proposed – 24 of the 60 units
- Mix proposed is 2 x 1bh, 11 x 2bf, 7x2bh, 3x3bh, 1x4bh. This does provide a range of sizes. I would have liked to negotiate the number of 2 bed flats down and either change to 1 bed flats or increase the number of 2 bed houses, to better reflect housing need and families being housed in 2 bed rented accommodation
- Split of affordable housing not identified. We would expect 70% rented and 30% intermediate – this can be secured in a legal agreement. We would look at the split based on need and placement across the site
- Placement of affordable housing is shown on Schedule of Accommodation. There is some attempt at clustering, however plots 47 – 57 are all affordable. The main concern here is plots 51 – 57, although they do face out onto the landscaped garden. There are parcels where no affordable housing is proposed
- Parking for plot 13 in particular could be improved (location of spaces to accommodation)
- Bed spaces are not shown on the floorplans and this information we would need to know, although it appears that the dwellings will meet Nationally Described Space Standards.
- We would not be looking for garages to accompany the affordable homes (plots 57 and 59 appear to have garages and are scheduled as affordable)

Obviously this site does not fit the criteria for CP4 (Affordable Housing on Exception Sites to Meet Local Needs), and is not proposed as such.

Item No	Ref No	Address	Recommendation
2	16/01117/FUL	Three Ways, Bridge Road, Alresford, Hampshire, SO24 9HW	PER
Agenda Page:			
Officer Presenting: Nicola Martin			
<u>Public Speaking</u>			
Objector: Stephen McClelland			
Parish Council representative: Cllr Saunders			
Ward Councillor:			
Supporter:			
<u>Update</u>			
None			

Item No	Ref No	Address	Recommendation
3	16/02049/FUL	8 Waverley Drive, South Wonston, SO21 3EF	REF
Agenda Page:			
Officer Presenting: Russell Stock			
<u>Public Speaking</u>			
Objector:			
Parish Council representative:			
Ward Councillor:			
Supporter: Mrs Rebecca Magee (Applicant)			
<u>Update</u>			
None			

Item No	Ref No	Address	Recommendation
4	16/02064/FUL	17 Collins Lane, Hursley, SO21 2JX	REF
Agenda Page:			
Officer Presenting: Russell Stock			
<u>Public Speaking</u>			
Objector: John Davis			
Parish Council representative: Cllr Bell			
Ward Councillor: Cllr Bell			

Supporter: Penny King (Agent)
<u>Update</u> None

Item No	Ref No	Address	Recommendation
5	16/01861/FUL	36 Mill Road, Denmead, PO7 6PA	PER
Agenda Page:			
Officer Presenting: Liz Marsden			
<u>Public Speaking</u>			
Objector:			
Parish Council representative:			
Ward Councillor:			
Supporter: Nigel Dyer (Architect)			
<u>Update</u>			
Denmead Parish Council withdrew their objection to the proposal (03.11.16) as, having reviewed the highways officer comments, they decided that it was unsustainable.			

Item No	Ref No	Address	Recommendation
6	16/01483/FUL	Land to the Rear of, 24 St Catherines Road, Winchester, Hampshire	PER
Agenda Page:			
Officer Presenting: Katie Nethersole			
<u>Public Speaking</u>			
Objector: Steve Quinn & David Chidgey			
Parish Council representative:			
Ward Councillor:			
Supporter: Andrew Smith & Huw Thomas			
<u>Update</u>			
Additional text: 'The Government has announced (March 2015) updates to its policy on housing standards and zero carbon homes. These affect the Council's implementation of Policy CP11 of the adopted Local Plan Part 1. While policy CP11 remains part of the Development Plan and the Council still aspires to achieve its standards for residential development (Code for Sustainable Homes Level 5 for energy and Level 4 for water), Government advice now sets a maximum standard of 110litres/day for water efficiency and the equivalent of Code Level 4 for energy. Therefore, for applications determined after 26 March 2015, Local Plan policy CP11 will be applied in compliance with the maximum standards set out in Government advice. Conditions 9 and 10 have been recommended to ensure that these standards are met.' Added to section headed 'Principle of Development' on pages 5			

+ 6.

Additional paragraph: 'Other matters

Concern has been raised about the impact the proposal will have on the structural integrity of the garage to be retained. A method statement has been provided to demonstrate how the demolition will be carried out without causing damage to the garage to be retained. However this does not fall under the remit of planning and is a civil matter to be agreed between the applicant and the neighbour.' Added to page 7.

Added conditions 9 + 10, 11, 12 and 13: (pages 9 and 10)

09 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

09 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

10 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that the dwelling shall meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

10 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A - H of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

11 Reason: To protect the amenities of the neighbouring properties

12 Notwithstanding the windows shown on the plans hereby approved, no windows shall be installed to the north, east and south elevations without the prior written consent of the Local Planning Authority.

12 Reason: To protect the amenities and prevent overlooking to no's 23 and 24 St Catherine's Road and no 17 Canute Road

13 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage

purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

13 Reason: In the interests of the amenities of the locality.

Item No	Ref No	Address	Recommendation
7	16/01490/FUL	Chingri Khal, Sleepers Hill, Winchester, Hampshire, SO22 4NB	PER

Agenda Page:

Officer Presenting: Lewis Oliver

Public Speaking

Objector: Tim Jones & Nick Schulkins

Parish Council representative:

Ward Councillor:

Supporter: Jason Murphy (Agent)

Update

Page 72 – height sortie of dwellings

Condition 5 is proposed to be amended to add a further requirement, to ensure that if any part of the landscaping fails, it is replaced with similar species. This revised condition is relevant to ensure that the proposed landscaping framework is replaced and maintained as all times.

Revised condition 5

The landscaping shall be carried out in accordance with the following approved details:

Scheme of Hard and Soft landscaping Plan:-- TT.DRE.CHI.702

5 Year Landscape Implementation, Maintenance & Management Plan dated 11th October 2016, written by Mazen Beidas of Taylor Tripp Ltd

If 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 size as those originally planted shall be planted at the same place, in the next planting season.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity to neighbouring properties afforded by landscape features of communal, public, nature conservation and historic significance.

Item No	Ref No	Address	Recommendation
8	16/01384/FUL	Fell Cottage, Mead Road, Winchester, SO23 9RF	PER

Agenda Page:

Officer Presenting: Lewis Oliver

Public Speaking

Objector: Dr Richard Aldous & Clayton Jones

Parish Council representative:

Ward Councillor:

Supporter: Jeremy Tyrell

Update

5 objections have been received to the amended plans for the following reasons:

- The modern design, scale and massing is out of keeping with the character and appearance of the area, and the historic house of St Nicholas
- Adverse impact on the amenity of the top flat entrance and alleyway for St Nicholas, which would have an overbearing impact and result in loss of sunlight/daylight.
- Concerned that the revised development would have a significant adverse impact on highway safety
- Concerned how the site would be adequately drained
- Concerned about construction noise and disturbance

Reasons aside not material to planning and therefore not addressed in this report

- Inaccurate plans
- Contravenes restrictive covenant
- Party wall issue and access to existing garages
- Disruption to electricity supply and other private services

The majority of the material concerns raised have been addressed in the report. However there are some matters that require further consideration and these are considered below.

Impact on residential amenity

Concern has been raised that the development would result in significant daylight/sunlight and be overbearing on the alleyway, front door and hallway of 3 St Nicholas, which provides access to the top flat in the converted building. Plot 2 is in close proximity to the boundary with the alleyway of St Nicholas and there would be some loss of sunlight/daylight. However the hallway of 3 St Nicholas is generally used as a storage area, largely taken up by the staircase. Furthermore a hallway is not a primary living area, therefore whilst it would have an impact on this area, given the layout and use of this area, it is not considered that it would have a significant adverse impact on the amenities of this property to justify a reason for refusal on this matter.

End of Updates