

# **Planning Committee**

## **Update Sheet**

**19 April 2018**

**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
01	SDNP/17/05776/ FUL	The Woodman Inn, Winchester Road, Upham SO32 1HA	Application Refused

**Officer Presenting: Sarah Tose**

**Speaking**

**Objector:**

Glyn Halsall

**Parish Council representative:**

Chairman, Upham PC

**Ward Councillor:**

**Supporter:**

Bryony Stala

Mark Benzie

**Update**

Since the preparation of the report the agent has written to Members on behalf of the applicant (copied to the planning officer) to set out key facts and the way in which the proposal has been prepared in consultation with Officers. The letter raises no new issues that need to be addressed in this update paper.

**Plans:**

Amended plan 'Plot 1 Elevations' (P12 A) has been submitted which shows the provision of flint panels on the south elevation of the plot 1 dwelling to break up the expanse of brick wall. However, there is still concern that inserting flint panels into a predominantly brick elevation appears contrived and as such the dwelling is not considered to make a positive contribution to the character of the area.

**Representations:**

An additional objection letter has been received for the following reasons:

- The Woodman has been an integral part of Lower Upham since Victorian times. The character within the building should be listed either I or II, as well as the external buildings. Deviation from these listed standards would be totally unacceptable.
- At present there is no shop in the village, possibly with the space for car parking available on the site, could various smaller retail premises be incorporated into designs for the Woodman which would be beneficial for a large number of local inhabitants, and provide employment and more life to the area.

Item No	Ref No	Address	Recommendation
02	SDNP/17/0338 2/FUL	The Coach House, Mill Lane, Abbots Worthy, SO21 1DS	Application Permitted

**Officer Presenting: Sarah Tose**

**Public Speaking**

**Objector:**

Mr Abbot

**Parish Council representative:**

**Ward Councillor:**

**Supporter:**

Jackie Porter  
Andrew Partridge

### Update

### Representations:

A further objection letter has been received for the following reasons:

- Previous applications to develop the site have been refused on access grounds
- Amended plans do not address the access issue
- Contrary to policy CP19
- The need for another mirror at the top of the road recognises the dangerous nature of the sub standard sight lines
- Application was validated 34 weeks ago- the decision should have been made within 26 weeks at most to comply with government policy.

An additional 5 letters of support have been received for the following reasons:

- People still live and buy houses in Mill Lane so must therefore be happy to use that junction
- Surely it is up to a potential buyer to decide whether it's a junction they can live with or not
- One more family home will safeguard the site
- Beautiful design in keeping with the area
- Original position would be preferred to protect people's privacy but planting will help so still support the application
- Never found the junction to be hazardous or difficult to exit
- Repositioning of the house will no longer overlook Abbots Worthy House
- Proposal will help to restore the listed wall
- Offended by an accusation made in another representation that 'anglers do NOT drive slowly'- this is not true

### Consultations:

An updated Historic Environment response has been submitted to include a condition regarding the protection of the listed wall.

### Plans:

Concern has been raised about the quality of the amended plans received 6 March 2018. This has been addressed by a revised site plan (800/11) and floor plans/elevations plan (800/09) that were submitted prior to the preparation of the report. The following updated plans have been submitted since:

- Site section (800/13)
- Street scene plan
- Garden design plan

Two photomontages showing the proposed dwelling in aerial views looking north and south along Mill Lane have also been submitted.

### Rationale behind proposed garden design

A proposed garden design plan has been submitted to reflect the historic use of the

site as a walled garden to Abbots Worthy House. The proposed design for the layout of the gardens offers some references to the past character of the site including paths that reflect to a degree the perimeter path seen on the 1st edition map. Planting will include an area of fruit trees whilst a greenhouse and raised beds along the inside of the north boundary will reference the productive aspects of the history of the site which are no longer readable in the present site. The site will be divided from the ancillary buildings to the south, reinforcing the sense of compartmentalisation that formally existed.

Item No	Ref No	Address	Recommendation
03	17/02115/FUL	Franklyns Fish Farms Ltd Drove Lane Alresford SO24 9EX	Application Refused
<p><b>Officer Presenting: Katie Nethersole</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> Cllr Jeffs</p> <p><b>Supporter:</b> Mr Gay</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
04	17/03040/FUL	Land Between Clarendon House And Woodcroft Farm Anmore Road Denmead Hampshire	Application Permitted
<p><b>Officer Presenting: Robert Green</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> James Brewer</p> <p><u>Update</u></p> <p>Correction of typing error in Paragraph 2 of 'Proposal': The report incorrectly refers to the SuDS pond as being 43m in width and 46m in length. The correct measurements are 83m in width and 76m in length at the widest points.</p> <p>Amendment to Condition 13 to read: No development on the crossing section between the development and Bridleway Route 41 shall commence until details have been submitted and approved in writing by the Local Planning Authority. The details must include:</p>			

- Elevations of the headwall structures including dimensions.
- Details, including materials, to be used in the construction of the headwall and path surface.

No development on the crossing section between the development and Bridleway Route 42 shall commence until details have been submitted and approved in writing by the Local Planning Authority. The details must include specification of the surface treatment used on the crossing.

Development must then continue in accordance with the approved plans.

Item No	Ref No	Address	Recommendation
05	17/02212/FUL	Ourlands Mayles Lane Knowle Hampshire	Application Permitted
<p><b>Officer Presenting: Stephen Cornwell</b></p> <p><b><u>Public Speaking</u></b></p> <p><b>Objector:</b></p> <p><b>Parish Council representative:</b> Cllr Lorraine Rappe</p> <p><b>Ward Councillor:</b></p> <p><b>Supporter:</b> Dr Angus Murdoch</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
06	17/03151/FUL	23 Hubert Road Winchester Hampshire SO23 9RG	Application Permitted
<p><b>Officer Presenting: Liz Marsden</b></p> <p><b><u>Public Speaking</u></b></p> <p><b>Objector:</b> Howard Teece</p> <p><b>Parish Council representative:</b></p> <p><b>Ward Councillor:</b></p> <p><b>Supporter:</b> Dr Ioannis Kingdom</p> <p><u>Update</u> None</p>			

Item	Ref No	Address	Recommendation
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<b>No</b>			
<b>07</b>	<b>17/00923/FUL</b>	<b>Chilcomb St Swithun Stratton Road Winchester Hampshire SO23 0JQ</b>	<b>Application Permitted</b>
<p><b>Officer Presenting: Liz Marsden</b></p> <p><b><u>Public Speaking</u></b></p> <p><b>Objector:</b> Peter Richardson Dr Marwell Wilson</p> <p><b>Parish Council representative:</b></p> <p><b>Ward Councillor:</b></p> <p><b>Supporter:</b> Robert Carter Paul Bulkley</p> <p><u>Update</u> None</p>			

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Recommendation</b>
<b>08</b>	<b>17/03223/FUL</b>	<b>Aldi Foodstore Ltd 2 Burnett Close Winchester Hampshire SO22 5JQ</b>	<b>Application Permitted</b>
<p><b>Officer Presenting: Catherine Watson.</b></p> <p><b><u>Public Speaking</u></b></p> <p><b>Objector:</b> Mr Wareham</p> <p><b>Parish Council representative:</b></p> <p><b>Ward Councillor:</b></p> <p><b>Supporter:</b> Mr D Templeton</p> <p><u>Update</u> P.106 paragraph entitled "Proposal" states there are to be 8 additional parking spaces, 2 of which will be for staff parking. The remainder of the report refers to 6 parking spaces as the 2 staff spaces were withdrawn as it was not considered that the applicant had provided sufficient information to demonstrate how these spaces would be enforced to ensure that they are vacant during delivery times so the turning area of articulated vehicles is not impacted.</p>			

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Recommendation</b>
<b>09</b>	<b>18/00049/HOU</b>	<b>6 West End Terrace Winchester SO22 5EN</b>	<b>Application Permitted</b>
<p><b>Officer Presenting: Catherine Watson</b></p> <p><b><u>Public Speaking</u></b></p> <p><b>Objector:</b> Charles Hampson</p> <p><b>Parish Council representative:</b></p> <p><b>Ward Councillor:</b></p>			

**Supporter:**

Christian Ferguson

Update

Presentation document received from objector with a mock up of the proposal superimposed on a photo. This has not been drawn to scale and therefore is not an accurate representation of the proposal.



