

Planning Development Control Committee

Update Sheet

Thursday 3rd April 2014

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 | 13/02851/FUL | Rooksacre, Lankhills Road, Winchester | Permit |

Agenda Page: 3

Officer Presenting: James Jenkison

Public Speaking

Objector: Catherine Goldring

Parish Council representative:

Ward Councillor:

Supporter: Byrony Stala

Update

None

| Item No | Ref No | Address | Recommendation |
|---------|--------------|------------------------------------|----------------|
| 02 | 13/02895/ful | Sandecote, Norman Road, Winchester | Permit |

Agenda Page: 16

Officer Presenting: Simon Avery

Public Speaking

Objector:

Parish Council representative:

Ward Councillor: Cllr Ian Tait

Supporter: Rebecca Altman (Savills)

Update

A S106 Legal Agreement has been completed securing contributions towards affordable housing, public open space and highway improvements.

| Item No | Ref No | Address | Recommendation |
|---------|--------------|--|----------------|
| 03 | 14/00151/FUL | First Winchester Scout Group, Fleming Road, Winchester | Permit |

Agenda Page: 28

Officer Presenting: Megan Osborn

Public Speaking

Objector: Andrew Davidson

Parish Council representative:

Ward Councillor:

Supporter: David Kesby

Update

None

| Item No | Ref No | Address | Recommendation |
|---------|--------------|-----------------------------|----------------|
| 04 | 14/00045/FUL | 6 Chestnut Mead, Winchester | Permit |

Agenda Page: 37

Officer Presenting: Nicholas Billington

Public Speaking

Objector: Mr Philips

Parish Council representative:

Ward Councillor: Cllr Ian Tait

Supporter: Ian Donohue

Update

Since writing the report, the Head of Landscape has raised an objection to the proposal on the basis of the recently submitted landscape plan. She advises that the landscape plan is not acceptable, and lacks detail of existing trees to be retained, and does not reflect the details approved in the landscape plan for Chestnut Mead as a whole. The Head of Landscape is satisfied that these matters can be resolved by an appropriately worded condition. There is also a concern about a slight difference in levels within the site. On this basis, it is recommended that condition 05 relating to new tree planting is removed, so that this matter can be further considered, and that condition 06 is amended, and a new condition is added regarding levels as follows:

Remove condition 5 relating to new tree planting

Amend condition 6 to as follow:

“No development shall take place until details of hard and soft landscape works 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:

- schedules of plants including trees, noting species, planting sizes and proposed numbers/densities where appropriate
- A detailed scheme for landscaping, tree and/or shrub planting.
- Details of the paving to be used in the construction of the extended access drive.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.”

Add new condition as follows:

“No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the finished floor level and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

06 Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.”

AFTERNOON (2.00 PM start)

| Item No | Ref No | Address | Recommendation |
|----------------|---------------------|--|-----------------------|
| 05 | 13/02744/FUL | A Neil Upholstery, The Old Bakery, Station Terrace, Shawford Road, Shawford | Permit |

Agenda Page: 46

Officer Presenting: Lewis Oliver

Public Speaking

Objector: Christine Sorsbie

Parish Council representative:

Ward Councillor:

Supporter: Mr & Mrs A Neil

Update

None

| Item No | Ref No | Address | Recommendation |
|----------------|---------------------|---|-----------------------|
| 06 | 13/02613/ful | Little Greenwood Farm, Greenwood Lane, Durley, Southampton | Permit |

Agenda Page: 55

Officer Presenting: James Jenkison

Public Speaking

Objector: Robert Crockett (on behalf of Greenwood Lane Residents)

Parish Council representative:

Ward Councillor:

Supporter: Jenifer Whittle (applicant)
Jeremy Gardner (Agent)

Update

The Head of Economic Development and Arts supported the proposal noting that the area in which the proposed development is sited is well situated in terms of tourism product. Marwell Wildlife and Bishop's Waltham are both short drives away, and Wickham is also nearby. The Head of Economic Development and Arts also noted that the Council is committed to supporting the rural areas of the Winchester district generally, and recently appointed a Rural Town's Development Officer with investment from central government, interest groups in Bishop's Waltham, Denmead and Wickham. This officer is working to promote tourism development in these areas, refreshing the visitor guides and supporting various events. Also cited evidence that indicated that there is a good case to establish further tourist accommodation and develop any existing tourist attractions locally. This included a

paucity of rural holiday accommodation despite growing demand for self catering accommodation.

One representation received on amended plans re-iterating support for the scheme.

| Item No | Ref No | Address | Recommendation |
|---------|--------------|--|----------------|
| 7 | 14/00456/FUL | 27 Compton Way, Olivers Battery Winchester, Hampshire SO22 4HS | Permit |

Agenda Page: 65

Officer Presenting: Richard Whittington

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter:

Update

Councillor Colin has declared a Member's interest in the application as owner of the dwelling.

End of Updates