

Planning Committee

Update Sheet

10 July 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	14/01162/FUL	24 Quarry Road, Winchester	Permit

Agenda Page: 3

Officer Presenting: Lewis Oliver

Public Speaking

Objector: Alan Foster

Parish Council representative:

Ward Councillor:

Supporter: Rebecca Altman (Agent) & Matt Swanton (Architect)

Update

Representations

A further letter of representation from the St Giles Hill Residents' Association has been circulated to Members. The majority of the matters raised are addressed in the report. This representation raises one further point, which considers that the development of the neighbouring site at 22 Quarry Road must be considered at this stage, as if this application is permitted then they can expect to receive planning permission for a 5 storey development. Each application is determined on its merits at the time of the application; the Local Planning Authority would consider any neighbouring development proposals at that time, taking into account existing and permitted developments.

Sustainability & Viability

A Sustainability Assessment has now been submitted, which is currently being considered by our Sustainability advisor. The development would meet code level 5 for category Ene2, which relates to Fabric Energy Efficiency (FEE). This assessment indicates that the development would not meet Energy category 1 of the code for sustainable homes, however it would achieve a 48% improvement in the Dwelling Emission Rate over the Target Emission Rate, where as the requirement for Code 5 is a 100% improvement. The applicants have made suggestions to improve the developments performance in relation to category 1 through the installation of further solar pv panels on each unit. However as these measures have not been reviewed by our Sustainability advisor, it is considered that condition 10 for now should stand. However it is considered appropriate to request that Members Delegate authority to the Head of Development Management to agree the fine details once we have heard back from the Sustainability advisor.

The differential in what level of Code for Sustainable Homes they achieve and how close they are in reaching code 5 for the energy aspect might affect the viability of the proposal, therefore possibly resulting in a reduced financial contribution towards off site Affordable Housing. However given the recommendation in relation to a review of the viability of the scheme to reflect the actual development costs and sale value of the properties, it is considered that any revised contributions can be dealt with at this point.

Officers therefore request that the Committee delegate to the Head of Development Management, with regard to the final assessment of how close to CSH Level 5 for the Energy aspect the applicant can practically achieve (based on CP11 of the Local Plan) on site based on the particular development constraints. This will affect the viable amount available to contribute towards affordable housing, and the viability appraisal shall therefore be re-evaluated in the updated viability appraisal to reflect the actual development costs and sale value of the properties.

Landscape/Trees

An updated arboricultural impact appraisal and method statement have been submitted to deal with the Arboricultural Officers queries relating to the front retaining wall. The retaining wall has now been amended to be a sleeper wall with a low impact foundation, in addition the amount of grading back of the landscape has been reduced, which would lead to a further area of the Root Protection Area being untouched. These amendments are considered acceptable and the Arboricultural Officer has no objection subject to these details, but requests further information with regard to the sleeper wall and its construction, therefore condition 19 is now proposed.

Accordingly, condition number 4 and 5 as been amended to reflect this. In addition condition 19 has been added.

4. All works prescribed both to trees and that related to demolition and construction activities shall be undertaken in strict accordance with the Arboricultural Information ref: AIA/AMS-KC/HD/QUARRY/001 Revision A written by Kevin Cloud of Technical Arboriculture July 2014.

5. Protective measures, including fencing and ground protection, in accordance with the Tree Protection Plan – TSP-HD/quarry/001 Rev: A and Arboricultural Information ref: AIA/AMS-KC/HD/QUARRY/001 Revision A written by Kevin Cloud of Technical Arboriculture July 2014 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and will remain until the development is complete.

19. No development shall commence until full details of the sleeper wall, to include cross sections, details of foundation and full specifications have been submitted to and approved in writing by the Local Planning Authority. Development shall be built in accordance with the approved details.

19. Reason: To ensure the protection and long term viability of retained trees and to minimise impact of construction activity.

Item No	Ref No	Address	Recommendation
02	14/01026/FUL	1 Lansdowne Avenue, Winchester	Refuse

Agenda Page: 19

Officer Presenting: Sarah Tose

Public Speaking

Objector:

Parish Council representative:

Ward Councillor: Cllr Tait

Supporter: Huw Thomas (Architect) & Robin Galloway (applicant)

Update

A letter of representation has been received from 74 St Cross Road.

Support for the following reasons:

'1) The applicants have demonstrated their commitment to maintaining the beauty of the area as evidenced by their side extension 07/02632/FUL which undoubtedly was an improvement to the pre-existing building, there is no reason in our mind why the current application under consideration will not yield an equally positive impact on the locale;

2) these houses require an amount of upkeep and constant attention, in order to keep them in a condition which contributes to the appearance of our conservation area. Supporting a family who have demonstrated their commitment in this area; and enabling them to remain a part of this community by approving this rear extension application, is surely a positive move for St Cross, and will accent the stark juxtaposition between their house and at least one close by property, which does rather let the area down.'

Item No	Ref No	Address	Recommendation
03	SDNP/14/01286/FUL	Field, West Street, Soberton (Church Meadow)	Permit

Agenda Page: 28

Officer Presenting: Bev Harding-Rennie

Public Speaking

Objector:

Parish Council representative: Cllr Turton

Ward Councillor: Cllr Dibden

Supporter: Diane Collins-Blake, Mrs Drain & MerylIn (AHG Riding) & Dominic Plumpton (Agent on behalf of applicant)

Update

Planning history

For clarification there are no previous planning applications on this site, however as detailed in the report an article 4 direction has been served on this land.

The direction was made 22nd October 2007 and requires planning permission to be sought for 'The erection, construction, maintenance, improvement or alteration of a gate fence wall or other means of enclosure'.

There is an error in the report where Mrs O'Connell was mistakenly identified as a Councillor as a result of the information provided via online representation.

Item No	Ref No	Address	Recommendation
04	SDNP/14/01468/HOUS	Avington, Winchester, Hampshire	Permit

Agenda Page: 37

Officer Presenting: Bev Harding-Rennie

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter:

Update

No further representations have been received

End of Updates