

Planning Committee

Update Sheet

21 August 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	14/01353/FUL	Land to the rear of 2-24 Westman Road, Winchester	Permit

Agenda Page: 03

Officer Presenting: Andrea Swain

Public Speaking

Objector: Ewan Craig (and possibly Jessica Klingsheim)

Parish Council representative:

Ward Councillor: Cllr Berry & Cllr Weir

Portfolio Holder: Cllr Ian Tait

Supporter: Jeremy Tyrrell & New Homes Delivery Team

Amended Plans

Amended Plans have been received with the following changes:

Plot 1

- Bedroom 1 south facing first floor window reduced in size to high level 'slot'; window to east elevation enlarged.
- Bedroom 2 north elevation window annotated as obscure.

Plot 7 / site layout

- Boundary treatment to east side changed from timber fence to brick wall, 1075mm high alongside the parking bays, increasing to 2050mm alongside rear garden. Screen planting to be proposed to east side.
- The north edge of the communal green has been extended to the north to ensure there is green space to the front of plots 8-12.

Plot 8

- First floor window to north elevation annotated as obscure.

Consultations

New Homes Team:

Mitigation for Loss of Public Open Space

It is proposed that the following option, whilst not providing new facilities, goes some way towards improving the usefulness and quality of an open space nearby:

1. The Council's Open Space Officer suggests that there is scope to improve the facilities at Taplings Road Park as this is only 550m away from the open space at Westman Road, and is a similar size. It is not well used currently and requires improvements.

2. Taplings Road Park is located adjacent to Weeke Community Centre at the back of housing and is accessed via a narrow road between houses. It has some natural surveillance from the community centre and from neighbouring houses, but surveillance could be improved. It comprises a grassed area and an area of play equipment aimed at younger children.
3. Weeke Community Centre is already in the process of consulting the community about refurbishment and potential extensions to the community centre to improve and increase the facilities provided.
4. Funding from the Westman Road affordable housing scheme could provide significant funding towards major improvement of the Taplings Road Park to provide a community hub at the site.
5. A project to improve the open space next to the community centre might include 3 phases:

Phase 1 – provide a Multi Use Games Area (MUGA) – this could be funded by the Westman Road project

Phase 2 – improve the access road to the park and the landscaping within and around the park boundaries to improve natural surveillance

Phase 3 – provide further equipment, e.g. outside gym equipment

Westman Road: Survey of Use of Areas of Open Space

Westman Road

Date	Time	Weather / temp	Activity witnessed	No. of people
12/06/2013	18:30	Wet	None	0
25/06/2013	15:00	22 degrees, sun / cloudy	None	0
26/06/2013	12:40	22 degrees, sun / cloudy	None	0
02/07/2013	16:14	19 degrees, cloudy	None	0
04/07/2013	15:40	24 degrees, sun / cloudy	None	0
08/07/2013	16:55	25 degrees. Sunny	None	0
11/07/2013	14:08	21 degrees sunny	None	0
11/07/2013	14:50	25 degrees, sunny	None	0
12/07/2013	13:10	26 degrees sunny	Dog Walker	1

12/07/2013	15:16	24 degrees, sunny	None	0	
15/07/2013	12:00	Sunny	None	0	
18/07/2013	15:35	30 degrees sun / cloudy	None	0	
25/07/2013	10:20	20 degrees cloudy	None	0	
25/07/2013	14:11	22 degrees sunny	None	0	School hols
29/07/2013	13:42	20 degrees part cloudy	None	0	School hols
30/07/2013	14:03	18 degrees light rain	None	0	School hols
31/07/2013	14:40	20 degrees overcast	None	0	School hols
31/07/2013	15:35	30 degrees cloudy	None	0	School hols
01/08/2013	13:10	28 degrees mainly sun	None	0	School hols
02/08/2013	14:54	24 degrees sunny	None	0	School hols
05/08/2013	14:15	20 degrees cloudy	None	0	School hols
06/08/2013	10:35	18 degrees sunny	None	0	School hols
07/08/2013	13:52	21 degrees cloudy	None	0	School hols
08/08/2013	11:11	21 degrees sunny	Lady with dog	1	School hols
08/08/2013	14:00	23 degrees cloudy	None	0	School hols
14/08/2013	15:40	21 degrees cloudy	None	0	School hols
15/08/2013	15:05	23 degrees cloudy	None	0	School hols
06/09/2013	14:20	18 degrees sun / cloudy	1 man looking / surveying 1 dog walker	2	
12/09/2013	13:50	18 degrees cloudy	None	0	
19/09/2013	15:00	14 degrees rain	None	0	
21/08/2013	10:45	Sunny	None	0	

22/08/2013	12:50	Warm and sunny	None	0	
25/09/2013	14:45	23.5 degrees sunny	None	0	
27/08/2013	10:55	Warm and sunny	None	0	
04/09/2013	11:07	25 degrees sunny	None	0	
03/10/2013	13:09	17 degrees cloudy	None	0	
11/10/2013	15:15	11 degrees raining	None	0	
17/10/2013	14:55	19 degrees sunny	None	0	
21/10/2014	13:50	16 degrees raining	None	0	
23/10/2013	16:15	12 degrees clear and sunny	None	0	
30/10/2013	11:14	11 degrees sunny and cloudy	None	0	Half term
31/10/2013	14:33	13 degrees cloudy	None	0	Half term
07/11/2013	09:30	Dry and bright	None	0	
07/11/2013	11:00	Dry and bright	None	0	
07/11/2013	15:15	11 degrees cloudy	None	0	
13/11/2013	15:15	9 degrees clear	None	0	
28/11/2013	14:45	9 degrees cloudy	None	0	
05/12/2013	15:15	10 degrees cloudy	None	0	
20/02/2014	14:06	Overcast	5 teens playing	5	Half term
03/07/2014	08:45	Warm and sunny	None	0	
10/07/2014	16:50	Sunny cloudy	None	0	
05/07/2014	09:45	19 degrees sunny	1 woman walking dogs	1	
07/07/2014	06:45	Dry and bright	2 kids in garage court NOT on green	2	

09/07/2014	13:25	25 degrees sunny	1 boy playing basketball	1	
17/07/2014	14:40	31 degrees sunny	None	0	
25/07/2014	09:55	24 degrees sunny	None	0	Summer hols
08/08/2014	14:20	26 degrees sunny cloudy	None	0	Summer hols
09/08/2014	19:14	Sunny and war,	None	0	Summer hols
11/08/2014	19:00	Overcast	3 teenagers in garage court NOT on green	3	Summer hols
12/08/2014	17:30	Sunny	Dog walker	1	Summer hols
12/08/2014	18:00	18 degrees cloudy	None	0	Summer hols
12/08/2014	19:40	Warm and dry	None	0	Summer hols
13/08/2014	19:20 - 19:35	Warm and sunny	None	0	Summer hols
14/08/2014	16:00	20 degrees sunny cloudy	None	0	Summer hols
14/08/2014	19:15	Warm and sunny	None	0	Summer hols
16/08/2014	17:00	Warm and sunny	None	0	Summer hols
16/08/2014	17:00 - 17:15	Sunny /cloudy	None	0	Summer hols
17/08/2014	17:45 - 18:25	Sunny / Cloudy	4 late teens playing basketball Lady with dog	5	Summer hols

Summary

Total

Number of visits 68

Number of visits with no activity witnessed 58

Number of visits with dog walker(s) or other present 6

Number of visits with teenagers using the open space 3

Number of visits with people on the garage court 2

Evidence of community support for building affordable homes at Westman Road

1. St Barnabas and Harestock Community Plan 2013 highlights support for developing affordable housing to meet local needs.

'Work with Council to investigate, identify and agree the preferred options for affordable housing development.'

'Investigate the opportunities for the provision of accommodation suitable for elderly people on any proposed development sites in the area.'

2. Community Plan workshop in March 2012 discussed use of under-used open spaces – suggested they were under used as houses back onto them (so no natural surveillance); suggested use them for housing; suggested some could be developed to enable others to be improved

3. General support for the principle of developing the site for affordable housing by the local community.

4. Around 800 invitations were sent out for the pre-planning community consultation event, June 2013. 71 people attended and 12 completed written comments forms

7 of the 12 thought the scheme was good and supported the scheme
Of the remaining 5, 4 made suggestions about how they thought the scheme could be improved but did not express objections to the scheme

Only 1 objected, saying the scheme was nice but to build the homes somewhere else

5. The leaflet to update the local community about the revised plans in September 2013 was also sent out to around 800 people.

Most of the 13 responses concerned the proposals for mitigating the loss of the open space.

One respondent supported the amendments made to the housing scheme proposals.

Urban Design Officer:

A number of layouts have been tested and this proposal fits and responds well to the spatial characteristics and grain of the area and will protect the amenity of neighbours. The dwellings and spaces are laid out to reflect the formality of development in Westman Road, from where the site will be accessed, rather than the more diverse development to the south along Stoney Lane. The driveway into the site is to be resurfaced and landscaped and will lead to an attractive area of communal space which is overlooked by the smaller dwellings (i.e. the downsizer dwellings). To the west of this a street of semi detached dwellings is laid out which terminates with a detached larger dwelling. The materials will be buff soft stock brick with fibre cement upper storeys and roofs. Accents of colour are introduced for the front doors and front door panels and there could be an opportunity to pick out some extra elements in colour perhaps in the orial windows and corner windows. This is a good scheme from an urban design perspective and will provide a cohesive development with a strong sense of identity and place. Conditional Permission.

Condition:

20. Before development commences 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

- Eaves, verges, ridge tile profiles (square section)
- PV panels/solar panels
- Rainwater goods including details
- Window frames (the ground floor windows shall be recessed a minimum of 75mm from the face of the brickwork), projecting windows, doors, door surrounds and porches
- Garden gates, garden walls, fences, and all other boundary treatment
- Metre boxes/cabinets including positions, colours and materials
- Cycle and scooter stores

The above details shall be implemented in accordance with the approved details before each building is occupied.

Reason: To ensure that the external appearance of the development is of a high quality in this sensitive town centre site.

Head of Landscape:

(Amended plans)

The existing public open space is a locally distinctive layout which is secluded and tranquil surrounded by mature trees away from the busy streetscape, although not benefitting from natural surveillance. Development of this space for housing runs contrary to the development pattern of Weeke with the removal of a green lung in this urban suburb of Winchester. While the streetscape space is generous with grass verges and footpaths to front gardens, the amount of recreational public open space is the second most deprived ward in Winchester. If there is no alternative to developing the site for housing then it will be necessary to look at ways of mitigating for the loss of the facility at Westman Road. Conditional Permisson. Additional Conditions:

Conditions

21. A landscape management plan, including long term design objectives, management responsibilities and maintenance of all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of development, whichever is sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approve.

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

22. No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the existing and proposed levels and contours, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall be carried out in accordance with the approved details prior to the completion of the development.

Reason: In the interests of maintaining the amenity value of the area.

23. No development shall take place until a schedule of landscape maintenance for a minimum period of 10 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

Southern Water

Initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS). Under current legislation and guidance SUDS rely upon facilities which are not adoptable by sewerage undertakers. Therefore, the applicant will need to ensure that arrangements exist for the long term maintenance of the SUDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system. Thus, where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SUDS scheme

- Specify a timetable for implementation

- Provide a management and maintenance plan for the lifetime of the development. This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Suggest conditions and informatives:

Conditions

24. Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure the satisfactory drainage of the development hereby approved.

Informatives

7. Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

8. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Item No	Ref No	Address	Recommendation
02	14/01341/FUL	New Queens Head, Stanmore Lane, Winchester	Permit

Agenda Page: 20

Officer Presenting: Lewis Oliver

Public Speaking

Objector: Richard Ridout

Parish Council representative:

Ward Councillor: Cllr Prowse

Portfolio Holder: Cllr Ian Tait

Supporter: Martin Wiltshire (Architect) & New Homes Delivery Team

Update: Urban Design: No Objection subject to conditions

Clarification under paragraph Impact on the character and appearance of the area, condition **19** is proposed in order to be able to facilitate and implement this option, subject to the land acquisition.

Final paragraph should read Impact on Ecology.

Conditions 2 and 3 are proposed to be amended as follows:

2 Before development commences 1:20 scale fully annotated plans, elevations and sections of the following details shall be submitted to and approved in writing by the local planning authority:

- -Eaves, verges, ridge tile profiles (angled)
- -PV panels/solar panels
- Rainwater goods including details of the recesses to accommodate downpipes
- Window frames (which shall be recessed a minimum of 100mm from the face of the brickwork), projecting windows, doors, door surrounds and canopies (to include colours samples for each dwelling)
- Garden gates, garden walls, fences, railings, retaining walls and structures, steps, other boundary treatment
- Balconies, (including rails, screens and supports)
- Metre boxes/cabinets including positions, colours and materials
- Bin stores
- Bicycle stores

The above details shall be implemented in accordance with the approved details before each building is occupied.

2 Reason: To ensure that the external appearance of the development is of a high quality in this sensitive town centre site.

3 Before development commences samples of all the external materials of the buildings and external hard landscaping surfaces shall submitted to and approved in writing by the local planning authority. The external materials shall comprise clay plain tiles for the roofs, a soft stock brick for the walls, and powder coated aluminium window frames and door frames

3 Reason: To ensure that the external appearance of the development is of a high quality in this sensitive site.

Item No	Ref No	Address	Recommendation
03	14/01214/FUL	41 Hatherley Road, Winchester SO22 6RR	Permit

Agenda Page: 35

Officer Presenting: Megan Osborn

Public Speaking

Objector:

Parish Council representative:

Ward Councillor: Cllr Martin Todd

Supporter: Alex Webb (on behalf of applicant)

Update: None

Item No	Ref No	Address	Recommendation
04	14/01045/FUL	132 Stockbridge Road, Winchester SO22 6RN	Permit

Agenda Page: 42

Officer Presenting: Richard Whittington

Public Speaking

Objector: Maria Rebelo

Parish Council representative:

Ward Councillor: Cllr Lucille Thompson

Supporter: Andrew Smith (Agent) and applicant

Updates:

- Indicative plans received 12.08.14 showing outside seating and raised patio to front instead of low brick wall previously proposed. Therefore condition 6 should be amended accordingly:
- Condition 6: 'Prior to commencement of the use hereby approved details of the raised patio area to be installed to the front of the premises are to be submitted to and approved in writing by the Local Planning Authority. The patio is to be constructed in accordance with the approved details prior to the use hereby approved commencing.'

- Wording of condition 2 changed to include the word 'only' on second line: 'The development hereby permitted shall be for a pizzeria and ancillary takeaway use **only** and no other A3 use as provided under the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification) and no other purpose.'
- 1 further letter of objection received:
- 'I have had access to the officer's report and I welcome the conditions/restrictions which have been proposed should the application be granted.
- However I would like to raise the following:
- I do not feel that the issue of parking has fully been taken into consideration. I note that the report outlines that there is a nearby train station and a bus stop nearby. However I am of the opinion that customers will look to park in nearby roads which are already congested with resident parking.
- I note there are restrictions on opening hours however I feel that there will be noise at closing time when customers leave the premises. At present we have noise from those leaving the Railway pub and those coming through the area from town. Local residents do not welcome further late night noise in the area.
- I cannot see that consideration has been given to the issue of deliveries. As I originally pointed out there are already problems with deliveries to this area with large lorries delivering at all times of the day and early hours in the morning. The road and pavements are blocked by these deliveries and we do not want more large deliveries to this area. This causes congestion and noise. I have previously raised this issue with the council and I do not feel it has been resolved adequately.
- Lastly I see that the highways agency would like the curb replaced to full height and a wall erected. I have concerns that this would just mean people pulling up on the pavement further along the road.'
-

Item No	Ref No	Address	Recommendation
05	13/00640/FUL	Sutton Manor Nursing Home, Stockbridge Road, Sutton Scotney, Winchester	Permit

Agenda Page: 50

Officer Presenting: Jill Lee

Public Speaking

- Objector:**
- Parish Council representative:**
- Ward Councillor:**
- Supporter:**

WITHDRAWN

Item No	Ref No	Address	Recommendation
06	13/02145/FUL	Long Barn Winchester Ltd, The Long Barn, The Old Sheep Fair, Bishops Sutton Road, Alresford	Permit

Agenda Page: 61

Officer Presenting: Jill Lee

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Daniel Wiseman

Update: additional condition required to prevent retail sales on the first floor of the existing building. This is the re – imposition of condition 2 of the original consent.
Condition:

No retail sales shall take place on the first floor of the existing building.

Reason: For the avoidance of doubt, and in order to ensure that the Local Planning Authority can exercise control in the locality in the interest of local amenities and the character and appearance of the area.

Item No	Ref No	Address	Recommendation
07	14/01175/FUL	22 Felmer Drive, Kingsworthy SO23 7PY	Permit

Agenda Page: 73

Officer Presenting: Megan Osborn

Public Speaking

Objector: William Cole

Parish Council representative: Ian Gordon

Ward Councillor:

Supporter:

Update: The proposal would extend approx. 2.7m from the rear wall of the existing dwelling and not 3.8m as the report suggests. The height of the proposed extension approx. 2.5m from the ground floor level and not 3m as the report suggests. The increase is approx. 0.3m higher than the existing conservatory height.

A further letter has been received from Mr Meadowcroft, who has already written in. Additional points were raised in relation to the right to light and human rights. Other comments have already been included within the officers report.

Item No	Ref No	Address	Recommendation
08	14/01238/FUL	Minstrels, 15 Old Kennels Lane, Olivers Battery	Refuse
<p style="text-align: center;">Agenda Page: 78</p> <p>Officer Presenting: Nicholas Billington</p> <p><u>Public Speaking</u></p> <p>Objector:</p> <p>Parish Council representative:</p> <p>Ward Councillor:</p> <p>Supporter: Jem Musselwhite (Agent)</p> <p>NONE</p>			

End of Updates