

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
01	14/02297/FUL	Worlds End Cottage, Apless Lane, Worlds End, Hambledon, Waterlooville	REFUSE

Agenda Page: 03

Officer Presenting: Nick Fisher

Public Speaking

Objector: Keith Brown

Parish Council representative:

Ward Councillor:

Supporter: Ian Donahue (Agent)

Update

- **Rewording of reason for refusal 01, to include reference to policy RT11:-**

The proposed development is contrary to policies DP3, DP4 **and RT11** of the Winchester District Local Plan Review and policies 2006, and MTRA4, CP13, and CP20 of the Winchester District Local Plan Joint Core Strategy 2013 for the following reason:-

The proposed covered manege due to its size, scale and location will be harmful to the character and appearance of the rural area. The proposed building is out of keeping with the rural environment and scale of nearby buildings. The proposal would if granted, lead to further sub-urbanisation of the area. When viewed from certain locations in the local public realm and especially during the winter months the proposed covered manege will be a prominent form of development.

- Additional letter of objection from a neighbour regarding the presence of slow worms at the site.
- A consultation response has been received from Hampshire County Council Ecologist. they consider that there is a lack of information regarding ecological matters. Comments copied below:-

“As Izzy has already informed you the application is a horse grazed field. Due to its intensive management high numbers of reptiles are unlikely to be present. However there is a risk that reptiles could be present within any long grass along the boundaries. As the proposed development is likely to impact on longer grass habitats where reptiles could be present I would recommend that a Phase 1 extended assessment is undertaken on the field to assess whether there is any habitat likely to support reptiles that will be lost as a result of the development. This assessment can be done at any time of year and could ascertain whether more detailed Phase 2 reptile surveys will be required.

If the assessment identifies that there is habitat to support reptiles within the development footprint more detailed surveys will be required. These investigations will not be able to be undertaken until reptiles are out of hibernation mid March – April. If the assessment finds no appropriate habitat we would have no concerns ecologically regarding the development”.

Suggested reason for refusal 05.

The proposal is contrary to policy DP4 of the Winchester District Local Plan Review 2006 and policy CP16 of the Winchester District Local Plan Joint Core Strategy 2013 for the following reason:-

Insufficient information has been provided regarding ecology and wildlife. It has not been clearly demonstrated that ecology and wildlife / bio diversity will not be harmed by the proposed development.

Item No	Ref No	Address	Recommendation
02	14/01961/FUL	Land Adj, 2 Spring Vale, Swanmore	PERMIT

Agenda Page: 16

Officer Presenting: Simon Avery

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Helen Farnham (New Homes Delivery Team)

Update

None.

Item No	Ref No	Address	Recommendation
03	14/02411/LIS	21 Kingsgate Road, Winchester, SO23 9PG	PERMIT

Agenda Page: 27

Officer Presenting: Nick Billington

Public Speaking

Objector: Mr Arthur Morgan & Jock McDonald

Parish Council representative:

Ward Councillor:

Supporter: Simon Goddard (Agent)

Update

None.

Item No	Ref No	Address	Recommendation
04	14/02093/FUL	Winchester College Art School, 21 Kingsgate Road, Winchester	PERMIT

Agenda Page: 34

Officer Presenting: Nick Billington

Public Speaking

Objector: Mr Arthur Morgan

Parish Council representative:

Ward Councillor:

Supporter: Simon Goddard (Agent)

Update

None.

AFTERNOON (2.00PM Start)

Item No	Ref No	Address	Recommendation
05	14/02374/AVC	River Cottage Canteen, Abbey Mill, Colebrook Street, Winchester	PERMIT
Agenda Page: 40			
Officer Presenting: Nick Fisher			
<u>Public Speaking</u>			
Objector:			
Parish Council representative:			
Ward Councillor:			
Supporter:			
<u>Update</u>			
None.			

Item No	Ref No	Address	Recommendation
06	14/02375/LIS	Abbey Mill, Colebrook Street, Winchester	PERMIT
Agenda Page: 47			
Officer Presenting: Nick Fisher			
<u>Public Speaking</u>			
Objector:			
Parish Council representative:			
Ward Councillor:			
Supporter:			
<u>Update</u>			
None.			

Item No	Ref No	Address	Recommendation
07	14/02345/TPO	29 Denham Close, Winchester	REFUSE
Agenda Page: 52			
<p>Officer Presenting: Thomas Gregory</p> <p><u>Public Speaking</u> Objector: Parish Council representative: Ward Councillor: Cllr Sue Nemes Supporter: Colin Butterworth</p> <p><u>Update</u></p> <p>None.</p>			

PDC 1013

Item No	Ref No	Address	Recommendation
PDC 1013	TPO 2122	Land at 25 Fleming Road, Winchester	PERMIT(with modification)
<p>Officer Presenting: Ivan Gurdler</p> <p><u>Public Speaking</u> Objector: Parish Council representative: Ward Councillor: Supporter: <u>Update</u></p> <p>None.</p>			

PDC 1014

Item No	Ref No	Address	Recommendation
PDC 1014	TPO 2117	Land at Elizabeth Place, Winchester	PERMIT

Officer Presenting: Ivan Gurdler

Public Speaking

Objector: Mrs Hillary Whittaker & Lynne Gibson

Parish Council representative:

Ward Councillor: Cllr Thompson & Cllr Weir

Supporter: Jill Bulby

Update

Since the publication of the report we have received 5 letters supporting the confirmation. Summary :

- We are writing in support of your recommendations that the TPO becomes permanent
- Please do not fail us by removing what is the most minimal of compensation for our loss of privacy-the TPO.
- I am writing to express my support for the TPO for the trees at Elizabeth Place. We now look out on to a concrete valley. The light pollution has a considerable impact; where we had darkness we now have lots of residential lighting plus street and car lighting.
- Please maintain the TPO at 45-49 Chilbolton Avenue. Over time it is hoped that the trees will soften the hard landscaping and development and absorb some of the noise and CO2 pollution.
- With regard to this TPO 2117 I agree that this order is implemented and confirmed for the reasons stated in the report.
- I strongly support the application of a permanent TPO for newly planted trees along this boundary with the hope that in years to come we may get back some of the screening we have lost.

End of Updates