

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
1	17/00446/FUL	Physical Education Centre Winchester College Kingsgate Road Winchester	Permission

Officer Presenting: Simon Avery

Public Speaking

Objector: Christine Landale & Mr David Marchant

Parish Council representative:

Ward Councillor:

Supporter: Steven Little, Deborah Ivory (Agent) & Richard Jobson

Update

1 additional letter of objection has been received raising concerns about the height (2.3 metres) of a wall between the proposed car park and the rear of 32 Kingsgate Road.

Amendments to conditions

Various conditions have been corrected or amended since the report was written. These are **conditions 2, 3, 5, 7, 10, 13, 16, 22, 27, 28, 29 and 30**. In addition to this an additional condition, **32** is added. Details of all these changes are set out below:

Condition 2 lists the approved documents and needs to include:

- **Heritage Statement (Archaeology) by Border Archaeology**
- **Transport Statement by Arup 21 July 2017**

Condition 3 deals with the submission of materials and needs to include reference to specific Phases and is amended as follows:

*03 Prior to the commencement of the permanent works within each Phase of development from Phases 1 to 4.2 (**Phase 1, Phase 2, Phase 3, Phase 4.1 and Phase 4.2**) (as shown on drawings 1516-P-800 Rev 03, 801 Rev 03, 802 Rev 03, 803 Rev 03 and 804 Rev 03) samples of all the external materials of the buildings and other structures contained within that Phase shall be submitted to and approved in writing by the local planning authority. Development within each Phase shall be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority.*

Condition 5 deals with Phase 6 of the proposed development but needs to add a clause allowing two separate parts of this Phase (the new staff dwelling and the conversion of Antrim House) to be developed separately if necessary as follows:

05 Prior to the commencement of the permanent works within Phase 6 as shown on drawing 1516-P806 Rev 3, and notwithstanding the information shown on the submitted drawings, the following information shall be submitted to and approved in writing by the local planning authority:

- *Detailed design of the new staff dwelling*
- *Detailed design of conversion of Antrim House including the number of*

- residential units being proposed, a written schedule of works required*
- *Samples of all the external materials of the staff dwelling and Antrim House and any other structures contained within this Phase*

If it is necessary to construct the works to the new staff dwelling separately to the conversion of Antrim House then details of timings of these separate works in relation to the development of Phase 6 shall be agreed in writing with the local planning authority.

Condition 7 requires the submission of hard and soft landscape details. This has been amended to reflect the different Phases of development. The final paragraph of this condition now reads:

*All hard and soft landscape works shall be carried out in accordance with the approved details. Hard landscaping works **within each Phase**, shall be completed prior to the occupation of the **buildings within that specific Phase**. The soft landscaping **within each Phase** shall be carried out in the first planting season following the occupation of **the building or the completion of the development within that Phase**, whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.*

Condition 10 has given the wrong date when referencing a Transport Statement and this is amended from **14th to 21st July 2017**.

Condition 13 has been amended to require a Construction Management Plan (CMP) to be submitted for each Phase of development rather than one overarching CMP as follows:

13 *Prior to work commencing on the site **within a Phase of development**, including demolition, a Construction Management Plan **for that specific Phase of development**, shall be submitted to and approved in writing by the local planning authority. The Construction Management Plan shall include the following details:*

- *Development contacts, roles and responsibilities*
- *Public communication strategy, including a complaints procedure.*
- *Dust suppression, mitigation and avoidance measures.*
- *Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.*
- *Use of fences and barriers to protect adjacent land, footpaths and highways.*
- *Details of parking and traffic management measures.*
- *Avoidance of light spill and glare from any floodlighting and security lighting installed.*
- *Pest Control*

Works shall be undertaken in accordance with the approved details.

Condition 16 requires details of drainage to be submitted and this has been amended to ensure that the applicant provides written confirmation from Natural England that they are satisfied that the drainage will not adversely affect the River

Itchen and to ensure a mitigation plan is provided should the initial surface water capacity not be adequate:

16 *Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the local planning authority before the commencement of the development hereby permitted. The details shall include:*

- *A capacity check from Southern Water for the foul drainage **and a mitigation plan should the capacity prove to be insufficient.***
- *A timetable for the implementation of the drainage strategy to correspond to the Phasing of development.*
- *Details of the responsibilities of each party for the implementation of the SUDS scheme*
- *A management and maintenance plan for the lifetime of the development.*
- ***Confirmation from Natural England that the surface water drainage will not result in an adverse impact to the River Itchen SAC***
- *Confirmation from the Environment Agency that the terms of the current discharge consent for the swimming pool water discharge into the River Itchen SAC and SSSI are acceptable for the new swimming pool.*

The scheme shall be fully implemented, managed and maintained in accordance with the approved details.

Condition 22 requires a Construction Environmental Management plan (CEMP) to be submitted, and like condition 13 this has been amended to relate to each Phase:

22 *Before development commences **within a Phase of development**, a Construction Environment Management Plan (CEMP) for that **specific Phase of development**, shall be submitted to and approved in writing by the local planning authority to show no impact on the **River Itchen SAC and SSSI** during the specific construction phase of works*

Condition 27 requires submission of details of signage and artwork and the timing of this submission has been amended from prior to development to prior to occupation:

27 *Prior to the **occupation of the buildings hereby approved**, the following details shall be submitted to and approved in writing by the local planning authority:*

- *Details of any signage.*
- *Details of the artwork to be provided on the south facade of the PE Centre.*

Development shall be carried out in accordance with these approved details.

Condition 28 contains an error in that it refers to Roman Road and is corrected to **Norman Road**.

Conditions 29 and 30 need to be amended to require an updated Arboricultural Method Statement as the one originally submitted was only a preliminary report. The revised conditions are as follows:

29 *No demolition, clearance, construction, groundwork or site preparation shall take place until:*

a) A revised Arboricultural Impact Assessment and Method Statement, in accordance with BS5837:2012, is submitted to and approved by the local planning authority.

b) A person qualified in arboriculture, and approved as suitable by the local planning authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the local planning authority arboricultural officer prior to commencement of development work.

c) A pre-commencement meeting has been held on site to be attended by the site manager, the appointed arboricultural supervisor and the Council's arboricultural officer.

d) Protective measures, including fencing and ground protection, have been installed in accordance with the **approved Arboricultural Impact Appraisal and Method Statement as required by a) above**. The Council's Arboricultural Officer shall be informed once such protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with these documents. No arboricultural works shall be carried out to trees other than those specified and in accordance with the approved Arboricultural Impact Appraisal and Method Statement. Any deviation from works prescribed or methods agreed in accordance with the approved Arboricultural Impact Appraisal and Method Statement shall be agreed in writing to the local planning authority.

30 Within the Hand Dig Areas **identified within the approved Arboricultural Impact Appraisal and Method Statement as required by 29 a)**, no roots over 25mm should be severed without the permission of the arboricultural supervisor or the Council's arboricultural officer. Any roots under 25mm should be cleanly cut with a suitable tool. When excavating with an excavator below 1m if roots over 25mm are encountered the arboricultural supervisor or the Council's arboricultural officer must be contacted to obtain permission to cut these roots.

Finally, **condition 32** is added on the advice of the Council's Environmental Protection officer to require windows and doors on the north elevation of the proposed Support Services Building to be kept close whenever noisy works are being undertaken:

32 All windows and doors on the north elevation of the Support Services building shall be kept closed whenever machinery or tools are being used or equipment operated.

Reason: In the interests of residential amenity to prevent noise disturbance to neighbouring properties.

Item No	Ref No	Address	Recommendation
2	17/01401/FUL	44 Spring Lane, Colden Common, SO21 1SD	Permission

Officer Presenting: Liz Marsden

Public Speaking

Objector: David Ashford

Parish Council representative: Cllr Maggie Hill

Ward Councillor: Cllr S Cook

Supporter: Andrew Partridge (Agent)

Update

- 1 Additional information has been received from the applicant:
- A plan with the dimensions of the proposal marked on it
 - Amended site layout plan showing increased turning area
 - Plan showing comparison of existing and proposed turning areas
 - Plan showing ownership boundary
 - Letter in response to the objections that have been received.
 - A report into the impact of the proposal on the daylight available to the adjacent dwelling (No. 42 Spring Lane). The report concludes.
 - *The Kitchen/Dinner area has an average daylight factor of 4.28%, which exceeds the 2% requirement.*
 - *The Vertical Sky Component is above the 27% requirement at 34.16%.*
 - *There is no change between the view of the sky pre-and post-development*
 - *There is little over shading on the conservatory between the months of April through August.*
 - *The conservatory of no. 42 Spring Lane will meet the requirements of 25% APSH and 5% winter APSH post development*
 - *The summer change in APSH exceeds the requirements of 0.8 times the pre-development Sunlight hours.*
- It is concluded that the development should not be dismissed on the grounds of these criteria.*

2 Three further letters of objection received, one of which was from a previous objector and included additional plans showing alterations and concerns about the visibility to the right of way. Issues raised in the other letters similar to those already reported.

3 The following points were accidentally omitted from sections of the main report.

Consultations

Engineers: Drainage

The proposal is not in an area at risk of flooding and will not result in an unduly extensive area of hardstanding, given the size of the plot. It is on clay and an infiltration test should be carried out to determine the correct size of soakaway.

Southern Water: Comments on previous application related to the proximity of the proposed development to an existing public sewer and surface water sewer together with the necessity for the precise location and position of these to be assessed prior to building. The plan provided shows that these were located to the north of the site, close to the two other houses that were part of the scheme, and did not affect the site of the current proposal.

Other Matters

- Rights of Way. There is concern that the proposal encroaches into an area over which the occupants of No.46 has a right of way. The plans show that access and parking for the adjacent property is being retained and the applicant has confirmed that the land is in his ownership. It should be noted that any disputes over land ownership or rights are civil matters and are not material planning considerations.
- Proposed kitchen window can't be opened. There is a window at ground floor level in the western elevation facing the access drive. Concern has been raised that it will not be possible to open this without impacting on the access drive. However, the type of window shown would, even if opened to the fullest extent, only extend 0.5m outwards, leaving a clear drive width of 2.5m which is sufficient to allow vehicles to pass.
- Precedent. There are other long front gardens in the vicinity and comments have been made that the proposal could set a precedent for further frontage development. Whilst this may be the case, it is necessary to assess all proposals on their own merits and the potential for precedent cannot, in itself justify a refusal of permission, where other factors are acceptable.
- Housing quota has been met. A number of letters refer to the fact that Colden Common has reached the target set for new housing in the area and that there is therefore no requirement for additional residential units. However, the site is within the settlement boundary where residential development is acceptable in principle and where development is acceptable in all other aspects it is not possible to resist new dwellings on sites such as this.

Item No	Ref No	Address	Recommendation
3	17/00999/FUL	30 Chilbolton Avenue	PER
<p>Officer Presenting: Katie Nethersole</p> <p><u>Public Speaking</u> Objector: Robert Aish Parish Council representative: Ward Councillor: Cllr Thompson Supporter: Joanne Hall (Agent)</p> <p><u>Update</u> Page 2 under section headed ‘consultations’ landscape comments should read ‘no objections’. Ecology comments should read ‘no objection subject to condition’. Additional comments: Urban Design – ‘some minor alterations suggested such as reducing the height of the dormers and setting the external sidewall of the gables inwards’</p> <p>Page 7 Condition 12 should read: ‘ The woodland area to the rear of the gardens to houses 3, 4 and 5 shall be retained as woodland and shall not be cultivated or planted in any way to ensure the protection of the trees. A management plan, including long term design objectives, division of garden areas and curtilage treed areas, management responsibilities and maintenance schedules for all communal landscaped areas, including the woodland areas to the front of the site and communal planted areas in front of parking and houses, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The landscape management plan shall be carried out in accordance with the details hereby approved.’</p> <p>Page 7 Condition 15 should read: ‘No arboricultural works shall be carried out to the existing protected trees, other than those specified and in accordance with Method Statement, unless otherwise agreed in writing by the Local Planning Authority.’</p>			

Item No	Ref No	Address	Recommendation
4	17/01017/FUL	150 Springvale Road Kings Worthy	PER
<p>Officer Presenting: Katie Nethersole</p> <p><u>Public Speaking</u> Objector: Parish Council representative: Cllr Ian Gordon Ward Councillor: Supporter: Richard Waite</p> <p><u>Update</u></p> <p>No Updates.</p>			

Item No	Ref No	Address	Recommendation
05	17/01124/OUT	14 Springvale Road, Kings Worthy, Winchester, Hampshire, SO23 7LT	Application Permitted
<p>Officer Presenting: Russell Stock</p> <p><u>Public Speaking</u> Objector: Parish Council representative: Cllr Ian Gordon Ward Councillor: Supporter: Mr Adam Flynn</p> <p><u>Update</u></p> <p>No Updates</p>			

Item No	Ref No	Address	Recommendation
06	17/00755/FUL	Moors Hill Farm, Fontley Road, Titchfield, PO15 6QX	Application Refused
<p>Officer Presenting: Liz Marsden</p> <p><u>Public Speaking</u> Objector: Parish Council representative: Ward Councillor: Supporter: <u>Update</u></p> <p>No Updates.</p>			

Item No	Ref No	Address	Recommendation
07	16/02954/FUL	192 Stockbridge Road, Winchester, Hampshire, SO22 6RP	PER

Officer Presenting: Lorna Hutchings

Public Speaking

Objector:

Parish Council representative:

Ward Councillor: Cllr Todd

Supporter:

Update

06 Reason: To ensure the provision of sustainable development in accordance with policy

CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy. Delete-
L050 Landscape short version for small sites

Condition 17 The first, second and third floor windows in the northwest elevation (shown on plan SBR-204) and the third floor terrace balustrade of the dwellings hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority and thereafter be retained in this condition at all times. The balustrade shall be installed prior to occupation of the dwellings in accordance with this condition and thereafter retained in this condition at all times.

The development hereby approved shall be constructed in accordance with the following plans:

SBR-002 EXTG EAST ELEVATION Rev B

SBR100-LOCATION PLAN

SBR101-EXTG & PROPOSED SITE PLAN Rev B

SBR208-VIEW STOCKBRIDGE RD NW

SBR300-DESIGN & ACCESS STATEMENT Amended plans submission June 2017

SBR204-PROPOSED WEST AND NORTH ELEVATION Rev B

SBR205-BLDG OUTLINE COMPARISON

SBR207-VIEW STOCKBRIDGE RD N

SBR203-PROPOSED EAST & SOUTH ELEVATION Rev B

SBR210-VIEW STOCKBRIDGE RD SE

SRB003 EXTG SOUTH ELEVATION Rev B

SBR-DRWG AMENDED SCHEDULE June 2017

SBR201-PROPOSED GF_FF PLANS Rev B

SBR202-PROPOSED SF_TF PLANS Rev B

SBR209-VIEW STOCKBRIDGE RD NE

GARDEN VIEWS

Item No	Ref No	Address	Recommendation
08	17/00456/HOU	1 Greenhill Avenue Winchester	PER
<p>Officer Presenting: Russell Stock</p> <p><u>Public Speaking</u> Objector: Sarah Kingston Parish Council representative: Ward Councillor: Cllr Thompson Supporter:</p> <p><u>Update</u></p> <p>Additional information has been received from a neighbour (No.2 Greenhill Avenue) which shows that the first floor rear window of this property serves a bedroom and is not obscure glazed as previous indicated within the Officers report. Paragraph 3 within the impact on neighbours section of the report incorrectly states the function of this room (bathroom) as well as indicating that it was an obscure glazed window.</p> <p>The wording of Paragraph 3 has been amended below following receipt of this information.</p> <p>The proposed extension is to the north of No.2 so will not result in a loss of direct light. It will however, given its increased height and proximity to No.2 change the outlook from certain angles within this room, with the extra 1.2m height of the extension being noticeable from the first floor bedroom window of No.2. The reduction in the outlook is not considered to be significantly harmful to the function of this room. It is not considered that the increased height coupled with the orientation of the extension is sufficient enough in planning terms to warrant a refusal on this matter. The extension will to some extent have overbearing implications on No.2, given its height and proximity hard against the boundary. The existing extension of No.1 would already be having some overbearing impact upon No.2.</p>			

Item No	Ref No	Address	Recommendation
09	17/01045/OUT	Peveril, Winchester Road, Micheldever, SO21 3DG	Application Permitted
<p>Officer Presenting: Verity Osmond</p> <p><u>Public Speaking</u> Objector: Parish Council representative: Ward Councillor: Supporter: Mr Chris or Mrs Marcia Chatterley (Applicant)</p> <p><u>Update</u></p> <p>No Updates</p>			

Item No	Ref No	Address	Recommendation
PDC 1093	2207 TPO	Land adjacent Fieldhouse, Chapel Road, Soberton	Application Permitted
<p>Officer Presenting: Stefan Kowalczyk</p> <p><u>Public Speaking</u> Objector: Mrs Dunlop Parish Council representative: Ward Councillor: Supporter: Stan Evans</p> <p><u>Update</u></p> <p>No Updates.</p>			

End of Updates