

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	17/01595/FUL	4 & 5 Sparkford Road, Winchester	PER

Officer Presenting: Simon Avery

Public Speaking

Objector:

Parish Council representative:

Ward Councillor: Cllr Thompson

Supporter: Robert Shaw (Agent)

Update

The committee report contains an error on page 3 in the description where it refers to 91 studio flats whereas the number has been reduced to 88.

Three documents supporting the application, a Transport Statement, Student Travel and Management Plan and Planting Plan, have been updated. Condition 2 lists the plans and documents that would be approved if the application is granted permission and therefore needs to be amended to include reference to these revised documents as follows:

- **Transport Statement by Hydrock September 2017: C-04729-C.001**
- **Student travel Management Plan by Hydrock September 2017 C-04729-C.002.**
- **Planting Plan by bea Landscape Design Ltd 16-104-05 Rev B**

The planting plan has improved the proposed landscaping and tree planting scheme and is sufficiently detailed that soft landscape details are now no longer required by condition. Condition 5 is therefore amended to required only hard landscaping details to be provided. In addition to this, the Council's landscape architect has advised that further details are required about the treatment of the levels at the rear of the site and the hard landscaping details required by condition 5 are therefore expanded to include the requirement for these specific details.

The full changes to condition 5 are as follows (changes in bold):

05 No development shall take place until details on-site hard 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:

*- existing and proposed finished levels or contours, **including full details of the existing and proposed levels between the proposed car park and the boundary with the park, including information relating to any retaining structures, changes to existing ground levels and how existing tree roots will be protected during such works. Any additional planting proposed should also be detailed;***

- means of enclosure;

- hardsurfacing materials;

- minor artefacts and structures (eg. street furniture, play equipment, refuse or

other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines, intruder alarm boxes, communal aerials, including lines, manholes, supports etc).
- details of the of the type/size/materials of the proposed retaining structure that will back on to the new car park.

All hard landscape works shall be carried out in accordance with the approved details and shall be completed prior to the occupation of any of the studio flats. The soft landscaping shall be in accordance with the approved Planting Plan by bea Landscape Design Ltd 16-104-05 Rev B and carried out in the first planting season following the occupation of the building or the completion of the development 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.

Item No	Ref No	Address	Recommendation
2	17/01149/FUL	Warren Cottage, 105 Harestock Road, Winchester, SO22 6NY	PER

Officer Presenting: Katie Nethersole

Public Speaking

Objector:

Parish Council representative: Hilary Saunders

Ward Councillor:

Supporter: Robert Carter (Applicant)

Update

On page 2, under heading titled 'Proposal' it should read '..'and one detached **garage** to serve house 2'.. not dwelling.

Item No	Ref No	Address	Recommendation
3	17/01146/FUL	Haycorns, Vicarage Lane, Swanmore, SO32 2PW	PER
<p>Officer Presenting: Lisa Booth</p> <p><u>Public Speaking</u></p> <p>Objector:</p> <p>Parish Council representative:</p> <p>Ward Councillor:</p> <p>Supporter: Godfrey Nelson, Liz Nelson</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
4	SDNP/17/032 92/FUL	Haycorns, Vicarage Lane, Swanmore, SO32 2PW	PER
<p>Officer Presenting: Anna Hebard</p> <p><u>Public Speaking</u></p> <p>Objector:</p> <p>Parish Council representative:</p> <p>Ward Councillor:</p> <p>Supporter: Godfrey Nelson, Liz Nelson</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
5	SDNP/17/02639/ FUL	Humphrey Farms Ltd, Hazeley Road, Twyford	PER

Officer Presenting: Sarah Tose

Public Speaking

Objector:

Parish Council representative: Wayne Hawton, Chris Corcoran

Ward Councillor: Cllr Cook

Supporter: Sarah Andrews (Applicant), Kirsten Gray

Update

Twyford Neighbourhood Plan

The committee report did not include any details regarding the stage of the Twyford Neighbourhood Plan (TNP). The following is an extract taken from the TNP website:

A 2nd Draft Neighbourhood Plan has now been produced taking account of comments made by the Twyford community to the 1st Draft. This 2nd Draft has been endorsed by the Parish Council and is now the subject of an independent Strategic Environmental Assessment after which further changes may be made. A Final Draft Plan is then expected to be issued for formal consultation later in the year.

Agent's response to Parish Council's comments:

The applicant's agent has provided the following responses in relation to the points raised in the Parish Council's objection letter:

- i) Amended site location plan submitted that includes a blue line to show other land owned by the applicants (Humphrey Farms Ltd).
- ii) No conflict with approved Northfields Mill application- the area of overlap will be used for lorry parking/turning in both schemes.
- iii) Landscape Plan (2317 P1-05 Rev B) included in submission. No trees to be felled along the northern boundary. Only trees for removal are a small cluster of ornamental trees adjacent to Royal Mail building.
- iv) Site Block Plan (2317 P1-02 Rev B) shows the development in relation to the adjoining approved development at the Mill site and existing built units at Hazeley Enterprise Park. It is not considered necessary to show the proposals in relation to the other sites listed by the PC. Not considered relevant to provide employee numbers as floor areas are used to determine highway implications. Proposed increase in B1(a) floor space is a result of agency advice and demand from existing/proposed tenants. Need to replace existing office building with more energy efficient and attractive premises.
- v) A formal enforceable traffic plan is in place for the site. Lorry routing strategy is a

formal condition of existing tenancy agreements. Cameras are used to monitor vehicle movements and clear signage has been erected at the site's exit.

vi) Proposals do not prejudice the future provision of this link. The north/south access road is capable of being extended northwards if required.

vii) Proposed lighting strategy detailed in the submission. Lighting plan could be conditioned.

viii) Hours of works could be conditioned. Noise omitted from the site is limited.

- The development is not considered to result in significant environment effects so no EIA is required.
- Proposals will result in a comprehensive and cohesive layout that takes account of and complements the layout and uses at the adjoining Mill site and Enterprise Park. Not considered that a revised masterplan would provide Officers with any information that they do not already have.

Representations

2 neighbour representations have been received objecting to the application for the following reasons:

- Provision must be made to link this development directly with the B3335 to the north of the village via a new access road.
- Increase in traffic through the village and up and down Bourne Lane (single track road).
- Particularly dangerous for the elderly and children.
- A number of very large lorries use Bourne Lane eroding its banks and occasionally have been severely stuck.
- Considerable number of vans and cars use the lanes as a rat run to avoid the traffic lights in the middle of the village.

Conditions 3 and 9

The wording of conditions 3 and 9 has been amended as follows to allow for a phased implementation of development (changes in bold):

3. Detailed proposals for the disposal of foul water, including a successful capacity check from Southern Water, **for each phase of development** shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details **for the relevant phase** shall be fully implemented before development can begin.

Reason: To ensure satisfactory provision of foul and surface water drainage.

9. The car parking areas **for each phase of development** shall be constructed, surfaced and marked out in accordance with the approved plan before **the relevant phase of** development hereby permitted is brought into operation. These areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

Conditions 10, 11 and 12

A Landscape Management Plan has been submitted which includes details of planting schedules, tree pits and landscape maintenance. These details have been approved by the Landscape Officer. Condition 10 has therefore been amended as follows:

10 The development shall be carried out in accordance with the following landscaping plans and documents unless otherwise agreed in writing by the Local Planning Authority:

- Landscape Plan Proposed (May 2017) 2317 P1-05 Rev B
- Landscape Management Plan HEP Phase II

All landscape works shall be carried out in accordance with the approved details. The soft landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development 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.

Reason: To improve the appearance of the site in the interests of visual amenity.

Condition 11 is therefore no longer required so has been omitted. Consequently condition 12 has been renumbered as condition 11.

Item No	Ref No	Address	Recommendation
6	16/02313/FUL	The Watercres Company, The Nythe, Bighton Road, Old Alresford, Alresford	PER

Officer Presenting: Lorna Hutchings

Public Speaking

Objector: Antony Thesiger

Parish Council representative:

Ward Councillor: Cllr Jeffs

Supporter: Thomas Amery (Applicant)

Update

Condition 02 to be updated.

Item No	Ref No	Address	Recommendation
7	16/01348/FUL	Cedar Bungalow, Malthouse Lane, Bighton, Alresford, Hampshire, SO24 9RD	REF

Officer Presenting: Lorna Hutchings

Public Speaking

Objector:

Parish Council representative: Nicholas Ashford

Ward Councillor: Cllr Jeffs

Supporter: Henry McCowen (Applicant)

Update

Omit reference to Bighton under Supplementary Planning Guidance.

Representation received from Cllr Jeffs

“The reason that I want this application to be put before committee is to avert the demolition of the Cedar Bungalow if the application is approved. The bungalow is a fully habitable unit and categorised as a small dwelling in the countryside which our policies aim to protect.

The owners, successful farmers in Bighton, have been using it for one of their retirees for the last 7 years for which permission was granted by the WCC Committee in August 2010. The owners wish to continue this use either for new agricultural workers or retirees for which there is a potential need.

I have registered to speak at the Planning Committee.”

Many thanks

Cllr. Ernie Jeffs

Ward councillor for Alresford & Itchen Valley

Item No	Ref No	Address	Recommendation
8	17/01111/HO U	13 Benenden Green, Alresford, SO24 9PE	PER
<p>Officer Presenting: Lorna Hutchings</p> <p><u>Public Speaking</u> Objector: Parish Council representative: Ward Councillor: Supporter: Spencer Matthews / Pascale Asbee (Applicants)</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
9	17/01656/HO U	Baileys End, 42-43 East Stratton, Winchester, Hampshire, SO21 3DT	PER
<p>Officer Presenting: Russell Stock</p> <p><u>Public Speaking</u> Objector: Parish Council representative: Ward Councillor: Supporter:</p> <p><u>Update</u> None</p>			

End of Updates