

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	17/00964/FUL	Peter Symonds College, Owens Road, Winchester, SO22 6RX	Application Permitted

Officer Presenting: Russell Stock

Public Speaking

Objector: Dr Christopher Martyn

Parish Council representative:

Ward Councillor:

Supporter: Dave Cartwright (Vice-Principle)

Update

Since the publication of the Committee Report additional representations have been received in relation to this application. An additional letter which summarises the objections as set out within previous representations has been received from No's 24-29 Cranworth Road. A letter has been submitted on behalf of the applicants in response to the above mentioned representation. Neither letters raise new material planning considerations.

A further two conditions are recommended which deal with the use of the building and also the hours of use. These are set out below.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the development hereby permitted shall be used only for purposes associated with Peter Symonds Sixth Form College and which fall within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purposes.

Reason: To restrict the use of the building to remain as part of the existing educational establishment of Peter Symonds Sixth Form College in the interests of highway safety, local amenity and to protect the character of the surrounding area.

24. The building hereby permitted shall only be used between the hours of 07:00 - 22:00.

Reason: In the interest of residential amenities of neighbouring properties, as required by DM17 of the Winchester District Local Plan Part 2 2017.

Item No	Ref No	Address	Recommendation
2	17/00336/FUL	15 Chilbolton Avenue, Winchester, SO22 5HB	Application Permitted

Officer Presenting: Lorna Hutchings

Public Speaking

Objector: Susan Antonio / Dr Antonio

Parish Council representative:

Ward Councillor: Cllr Thompson

Supporter: Chris Rees (Applicant), Hugh Thomas (Architect)

Update

Consultation response:

HCC Surface Water Management Team – No Objection – The proposals for surface water drainage meet the current standards/best practice in relation to surface water drainage.

Clarification of report assessment – Impact on Residential Amenity:

Paragraph 7 ‘The amended plans deleted the balcony at roof level’. Change to the balcony was moved from the northern side of the west elevation (rear), to the southern side of the west elevation (rear).

Amendment to the recommendation to include the requirement for the S106 legal agreement in respect of the affordable housing as follows:-

Recommendation That planning permission be granted subject to the applicant entering into a S106 legal agreement in respect of the affordable housing contribution and subject to the following conditions;

“The proposal is recommended for approval subject to a S106 Legal Agreement for the provision of an affordable housing contribution”.

Item No	Ref No	Address	Recommendation
3	17/01768/FUL	20-21, The Square, Winchester, SO23 9EX	Application Refused

Officer Presenting: Katie Nethersole

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Simon Bridbury (Applicant), Cllr Tait

Update

No updates

Item No	Ref No	Address	Recommendation
4	17/01769/LIS	20-21, The Square, Winchester, SO23 9EX	Application Refused

Officer Presenting: Katie Nethersole

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Simon Bridbury (Applicant), Cllr Tait

Update

No updates

Item No	Ref No	Address	Recommendation
5	17/02350/HO U	Brown Eaves, 170 Main Road, Colden Common, SO21 1TJ	Application Permitted

Officer Presenting: Liz Marsden

Public Speaking

Objector: Lisa Davis

Parish Council representative: Cllr Hill or Cllr Glasspool

Ward Councillor: Cllr Cook

Supporter: Kate Clifford (Agent), Mrs Ratcliffe (Mother of Applicant)

Update

Further letter of support from neighbour (to north of site). The site has been a rat infested eyesore for a number of years and the proposal will be visually beneficial to the area and having the site occupied will improve security and remove the problems of rats caused by it being vacant.

Condition 01 of the report requires that the development be implemented within 3 years of the date of the consent. It is requests that the period for implementation be delegated to the Head of Development Management and Chairman to agree an appropriate period.

Item No	Ref No	Address	Recommendation
6	17/02063/FUL	Brown Eaves, 170 Main Road, Colden Common, SO21 1TJ	Application Permitted

Officer Presenting: Liz Marsden

Public Speaking

Objector: Lisa Davis

Parish Council representative: Cllr Hill or Cllr Glasspool

Ward Councillor: Cllr Cook

Supporter: Kate Clifford (Agent), Mrs Ratcliffe (Mother of Applicant)

Update

The description of development should be amended to include reference to the retention of the building as well as the temporary use.

Email received from applicant's consultant requesting that the floor layout of the outbuilding, during its temporary residential occupation, retains the existing wall sub-dividing the rear room. This will provide two temporary bedrooms, which is more appropriate accommodation for the applicant and her adult son who will be living there. A further plan has been provided (ref. 190917 1A3), with the layout that is required.

This will necessitate changing the wording of conditions:

2 - The accommodation to be provided within the outbuilding during its temporary residential use shall be as shown in the submitted plan ref. 190917 1A3.

4 - The development shall be carried out in accordance with the following approved plans:

190917 1A3. – internal layout of building during temporary residential use

041017 1A3. – internal layout of building during long term use.

It is also recommended that condition 03 should be amended so that it better relates to condition 01 to ensure that it is not occupied for longer than the 2 years, as follows:-

3.Subsequent to the completion of the building works and occupation of the main dwelling (Brown Eaves) which must occur within *2 years of the date of this consent*, the kitchen area shall be removed and the internal arrangement of the building shall be altered in accordance with submitted plan ref. 041017 1A3. The building shall be used solely for purposes incidental to the occupation and enjoyment of the existing property as a dwelling (known as: Brown Eaves, 170 Main Road, Colden Common, SO21 1TJ) and shall not be occupied as an independent unit of residential accommodation or for any business uses other than by the occupants of Brown Eaves.

Item No	Ref No	Address	Recommendation
7	17/01377/HOU	28 Canon Street, Winchester, SO23 9JJ	Application Permitted
<p>Officer Presenting: Marge Ballinger</p> <p><u>Public Speaking</u> Objector: John Thompson, Peter Matthews Parish Council representative: Ward Councillor: Cllr Mather Supporter:</p> <p><u>Update</u> No update</p>			

Item No	Ref No	Address	Recommendation
8	17/02116/HOU U	Pear Tree Cottage, Mill Lane, Bishops Sutton, SO24 0AA	Application Permitted
<p>Officer Presenting: Verity Osmond</p> <p><u>Public Speaking</u> Objector: Mark Hodnett Parish Council representative: Ward Councillor: Supporter:</p> <p><u>Update</u> No update</p>			

End of Updates