

# 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	17/02302/FUL	1 The Old Piggery, Firgrove Lane, North Boarhunt, PO17 6JU	REFUSE
<p><b>Officer Presenting:</b> Liz Marsden</p> <p><b>Public Speaking</b>  <b>Objector:</b>  <b>Parish Council representative:</b> Cllr Dell  <b>Ward Councillor:</b>  <b>Supporter:</b></p> <p><u>Update</u>  Head of Landscape: Ecology comments amended to read 'additional information is required before any positive decision can be made'.</p>			

Item No	Ref No	Address	Recommendation
2	17/02250/FUL	7 Stoney Lane, Winchester	PERMIT
<p><b>Officer Presenting:</b> Liz Marsden</p> <p><b>Public Speaking</b>  <b>Objector:</b> Jane Parker (Adams Hendry Consultants Limited – speaking on behalf of local residents).  <b>Parish Council representative:</b>  <b>Ward Councillor:</b> Cllr Learney  <b>Supporter:</b> Jason Murphy (Agent)</p> <p><u>Update</u></p> <ol style="list-style-type: none"> <li><u>Head of Landscape – Trees.</u> Completed verbal comments  The details provided in the submitted arboricultural report, together with implementation of the recommendations for protective measures, are sufficient to ensure that the trees on site should not be adversely affected.</li> <li><u>Ecology –</u> The following conditions and informative should be added.  <u>Conditions:</u>  The recommendations within the Peach Ecology <i>Ecological Assessment</i> of 2<sup>nd</sup> August 2017 shall be adhered to.</li> </ol> <p>Prior to any translocation of reptiles, a translocation strategy will be produced and sent to the LPA for approval; approved works shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the local planning authority. Following the preparation of a suitable reptile receptor site, all reptiles will be translocated in accordance with current best practice.</p>			

Informative: A European Protected Species Licence pertaining to bats will be required from Natural England prior to the start of development or any preparatory works likely to impact upon them. Failure to secure the licences beforehand may lead to prosecution.

3. Drainage comments have been received which recognises that there is a risk of surface water flooding at the lowest part of the site. It is requested that condition 7 is amended to read:

‘Detailed proposals for the disposal of foul and surface water, especially measures for controlling surface water run off, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development can begin’.

4. Additional informative to be added.  
‘A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)
5. Amend condition 17 from drawing no. ‘7311 D1 rev. D’ to ‘7311 D1 rev. E’
6. Two further letters from neighbours reiterating objections and requesting again additional information with regard to the relationship of the development with 5 and 6 Stoney Court. Subsequent to additional information being provided, further letter querying the accuracy of the plans.

Item No	Ref No	Address	Recommendation
3	17/02356/FUL	The Corner House, 15 Berewecke Close, Winchester, SO22 6AR	REFUSE

**Officer Presenting:** Katie Nethersole

**Public Speaking**

**Objector:** Colin Dickens, Eryl Smith & Scot Buchan

**Parish Council representative:**

**Ward Councillor:** Cllr Weir

**Supporter:** Chris Carter (Agent)

**Update**

None

Item No	Ref No	Address	Recommendation
4	17/02004/HOU	30 Clifton Road, Winchester, SO22 5BU	REFUSE
<p><b>Officer Presenting:</b> Rose Lister</p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> James Mallinson  <b>Parish Council representative:</b> Cllr Tod  <b>Ward Councillor:</b>  <b>Supporter:</b> John Hearn (Agent)</p> <p><u>Update</u></p> <p>After submitting the report an additional letter of support from the applicant was submitted. This is not considered to be a 'supporting letter' and raised no new planning issues.</p> <p>Page 36 penultimate paragraph typing mistake in last line which should read '<b>modern contrast</b>'</p>			

Item No	Ref No	Address	Recommendation
5	17/02190/FUL	Texas, Texas Drive, Olivers Battery, SO22 4HT	PERMIT
<p><b>Officer Presenting:</b> Lorna Hutchings</p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> Graham Andrews  <b>Parish Council representative:</b> Cllr Mitchener  <b>Ward Councillor:</b> Cllr Bell, Cllr Laming &amp; Cllr Warwick  <b>Supporter:</b> Jeremy Tyrrell (Architect) &amp; Sarah Ansty (Applicant)</p> <p><u>Update</u></p> <p>Since the agenda was published a further 7 letters of objection have been received as a result of further consultation in respect of the landscape plan and visuals submitted.</p> <p>Comments raised include:  Deciduous species proposed  Development not effectively screened  Large white box shown in visuals and the visuals demonstrate the significant impact  No planting to the rear of the property to replace the vegetation removed  Inaccurate views and do not reflect the landscaping plan  Landscaping will take years to establish.</p> <p>The Parish Council have also commented further which is printed in full as follows:</p>			

From: Olivers Battery Parish Council  
Sent: Fri, 8 Dec 2017 08:31:14 +0000

To: Lorna Hutchings

Subject: 17/02190/FUL Texas, Texas Drive, Olivers Battery SO224 4HT

**Case no. 17/02190/FUL Texas, Texas Drive, Olivers Battery SO224 4HT  
Oliver's Battery PC Comments on amended plans posted on 24 November  
2017**

The PC considered the amended plans at its meeting on 5 December 2017; the meeting heard from a number of concerned local residents who expressed objections to the proposed scheme as well as the amended plans.

The PC refers the Planning Committee to the its previous objections to the proposed scheme submitted on 10 October 2017 and notes the amended plans do not address the PC's key points (objections).

The PC's previous objections are therefore still valid and the PC encourages the Committee to give them full attention and to reject the application.

The PC urges the Planning Committee to avoid being side tracked by a discussion on the amended plans, and to focus on the important and serious objections previously submitted by the PC and many others.

The PC comments on the amended plans:

1. We question the validity of some of the existing and proposed views - some of the positions and elevations are not typical of routes normally taken by walkers in this area and therefore do not give a correct interpretation of the impact on the views enjoyed by parishioners and others in the countryside gap. For example: View 6 appears to be taken from private farmland not normally accessible by walkers.
2. We question the size of the photo shopped image of the proposed house on some of the views; the scale looks incorrect. For example: Views 1, 2, 3 Proposed.
3. The amended plans show a small number of mature trees planted as part of the proposed development. We are concerned the specimens would not reach maturity for at least 5 or 6 years and therefore the images do not accurately illustrate the views in the short or even mid term. For example: Views 2 and 5 Proposed.
4. Mature trees are shown at very regular spacing (View 5 Proposed) which cannot be described as natural or in keeping with the surrounding landscape.
5. The boundary planting plan states maintenance for 36 months for all planting; the PC is concerned about the long term impact of the proposals and therefore 36 months is completely inadequate.
6. The bund section drawing shows 'levels stated as built surveyed August 2017'. The PC questions if this drawing accurately shows the present levels of the bund – certainly further to the north the bund appears to be steeper than shown on the section.
7. Recent experience causes us to question if serious enforcement would be brought to bear on the applicant in the event the proposed planting fails to comply with a consented scheme, to the serious detriment of the views and local gap as noted above.

In conclusion the PC again urges the Planning Committee to avoid being side tracked by a discussion on the amended plans and to reject this application.

CONDITION 09 update

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

plans:

1501B\_01\_P1

1501B\_02\_P1

1501B\_03\_P1

1501B\_04\_P1

1501B\_05\_P1

1501B\_06\_P1

1501B\_07\_P1

1501B\_08\_P1

1501B\_09\_P1

1501B\_10\_P1

1501B\_11\_P1

1501B\_12\_P1

View 1 - Existing 12 NTS A3 P1

View 1 - As Approved 13 NTS A3 P1

View 1 - Proposed 14 NTS A3 P1

View 2 - Existing 15 NTS A3 P1

View 2 - As Approved 16 NTS A3 P1

View 2 - Proposed 17 NTS A3 P2

View 3 - Existing 18 NTS A3 P1

View 3 - As Approved 19 NTS A3 P1

View 3 - Proposed 20 NTS A3 P2

View 4 - Existing 21 NTS A3 P1

View 4 - As Approved 22 NTS A3 P1

View 4 - Proposed 23 NTS A3 P1

View 5 - Existing 24 NTS A3 P1

View 5 - As Approved 25 NTS A3 P1

View 5 - Proposed 26 NTS A3 P3

View 6 - Existing 27 NTS A3 P1

View 6 - As Approved 28 NTS A3 P1

View 6 - Proposed 29 NTS A3 P3

View 7 - Existing 30 NTS A3 P1

View 7 - As Approved 31 NTS A3 P1

View 7 - Proposed 32 NTS A3 P2

Key Plan 33 NTS A3 P1

Bund Section 34 1:100 A3 P2

Revised Landscaping Plan 1516-0103 Rev 3

Item No	Ref No	Address	Recommendation
6	SDNP/17/039 69/FUL	Land adjacent to Appletree Cottage, Chilcomb Lane, Chilcomb	PERMIT
<p><b>Officer Presenting:</b> Sarah Tose</p> <p><b><u>Public Speaking</u></b></p> <p><b>Objector:</b> Piers Sherlock</p> <p><b>Parish Council representative:</b></p> <p><b>Ward Councillor:</b></p> <p><b>Supporter:</b> Ian Ellis (Agent) &amp; Harry Dhand</p> <p><u>Update</u></p> <p>None</p>			

**End of Updates**