

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	17/03004/FUL	Smallwood, Cross Way, Shawford, SO21 2BZ	PER

Officer Presenting: Katie Nethersole

Speaking

Objector: Anthony Lewis

Parish Council representative: Cllr Jordan

Ward Councillor: Cllr Bell

Supporter: Chris Rees

Update

Page 4 of the report under section headed 'Proposal' it should say 'the erection of three 5 bedroom dwellings'

Page 6 of the report under section headed 'Design/layout' the sentences that read 'the overall height of the dwellings has increased in comparison to the previously approved scheme. However these amended heights are comparable to other recent developments in the vicinity' should be omitted. The plans that were previously approved did not show the full front elevation with the basement level so did not show the full height. The heights are actually comparable to the consented scheme.

Page 7 under section headed 'Highways/Parking' should read 'with a separate access to serve each dwelling'.

Page 7 under Recommendation should say 'That planning permission be granted subject to the applicant entering in to a legal agreement to secure an off-site contribution of £60,000 towards affordable housing and subject to the following condition(s):

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

Additional condition no. 15 '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) no development permitted by Classes A - H of Part 1 and Class A of Part 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality, to maintain a good quality environment and to ensure that the development complies with policy CP2.

Item No	Ref No	Address	Recommendation
2	17/01845/FUL	High Beech, 11 Harestock Road, Winchester, SO22 6NS	PER

Officer Presenting: Katie Nethersole

Public Speaking

Objector: Julie Ayre (Speaking on behalf of Peter Finch), Richard Barns

Parish Council representative:

Ward Councillor:

Supporter: Paul Airey (Agent)

Update

Page 14 of the report under section headed 'proposal' it should read that 'the density of the site will be **21.42** dwellings per hectare'.

Page 17 of the report under section headed 'Impact on amenities of neighbouring property' it should read 'there is approximately **1.8** metres between the side elevations and the boundaries with Three Maids Close and 13 Harestock Road'.

Condition 13 should read as follows:

'The parking spaces shown shall be provided in accordance with the approved plans before the new dwellings are first occupied and thereafter permanently retained. The garage building, if constructed, should be used only for the purpose of accommodation motor vehicles or other storage purposes incidental to the use of the associated dwelling as a residential dwelling'.

Item No	Ref No	Address	Recommendation
3	17/02784/FUL	24 Quarry Road, Winchester, SO23 0JG	PER

Officer Presenting: Rose Lister

Public Speaking

Objector: John Cooper (Speaking on behalf of St Giles Residents Association)

Parish Council representative:

Ward Councillor:

Supporter: Bryony Stala (Agent), Hannah Smith (Applicant)

Update

Page 26, 3rd line should read 'Therefore the differences between the proposals are the most significant to assess.'

Page 28 – Ecology section. No further update needed. Ecologist is happy with recommendations in the biodiversity survey. Therefore last sentence in the section is withdrawn.

Page 28 – Ecology section, penultimate sentence should read 'The ecologist had no objection subject to condition 13'.

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Item No	Ref No	Address	Recommendation
4	17/03163/HO U	34 Fair View, Alresford, SO24 9PR	PER

Officer Presenting: Verity Osmond

Public Speaking

Objector: Keith Divall, Peter Blewett

Parish Council representative:

Ward Councillor:

Supporter:

Update

Further neighbour comments have been received including an annotated plan to be used in the officer presentation; however this was received after the deadline so will not be included within the presentation.

The comments provided raise no further objections to those addressed within the officer report, but do provide the following suggestions if planning permission is granted:

- Roof light to rear bedroom overlooking no 36 (east) is removed as there is already a dormer window to that room.
- The dormer window overlooking west to no.32 be replaced with a high level roof light as there is also a dormer window serving this master bedroom to the east
- The dormer window over the garage facing North, be replaced with a high level window(s)

Item No	Ref No	Address	Recommendation
5	17/02829/FUL	Land Adjacent To Oakley House, Trampers Lane, North Boarhunt, PO17 6BY	REF
<p>Officer Presenting: Robert Green</p> <p><u>Public Speaking</u> Objector: Linda Winter Parish Council representative: Ward Councillor: Cllr Cutler Supporter: Neil March (Agent), Daryll Pynigar (Applicant)</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
6	17/01583/FUL	White Hart, Hambledon Road, Denmead, Waterlooville, PO7 6NG	PER
<p>Officer Presenting: Robert Green</p> <p><u>Public Speaking</u> Objector: Parish Council representative: Cllr Morphett Ward Councillor: Supporter:</p> <p><u>Update</u></p> <p>None</p>			

End of Updates