



Meeting	Planning Committee
Date and Time	Wednesday, 17th August, 2022 at 9.30 am.
Venue	Walton Suite, Guildhall Winchester

S U P P L E M E N T A R Y A G E N D A

Agenda Item.

4. Where appropriate, to accept the Update Sheet as an addendum to the Report (Pages 3 - 10)
6. Station Road, Bishops Waltham, SO32 1DH (Case number: 17/02075/FUL) (Pages 11 - 14) **Additional Slides**

City Offices
Colebrook Street
Winchester
SO23 9LJ

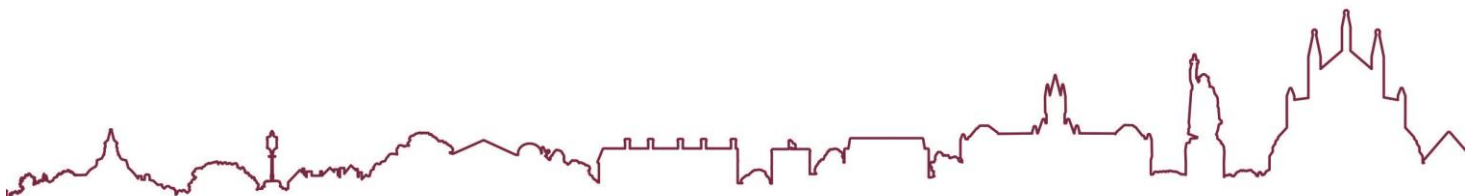
Lisa Kirkman
Strategic Director and Monitoring
Officer

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16 August 2022

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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.



Working in Partnership



Item No	Ref No	Address	Recommendation
6	17/02075/FUL	Station Road, Bishops Waltham, SO32 1DH	Permit

Officer Presenting: Rose Chapman

Public Speaking

Objector: None

Parish Council representative: Councillors Jonathan Williams and Kevin Jones

Ward Councillor: None

Supporter: Giles Brockbank (Ridge and Partners LLC) agent

Update

An additional representation has been received raising concerns regarding the accessibility of the proposed development and the need for a pedestrian crossing at Winchester Road.

The application has been considered by Hampshire City Council Highways who have determined that improvements to the exiting crossings at the B2177/Station Road/Victoria Road/Winchester Road/B3035 junction roundabout are sufficient to serve the needs of future occupiers. This will be secured as part of a S106 and S278 agreement.

It is noted that the previous application for a supermarket included a pedestrian crossing to the south east of Malt Lane on Winchester Road. However, in this case the proposal is not considered by Hampshire County Council as the Highways Authority, to result in as much of a draw as a supermarket therefore resulting in less foot traffic going to and from the site. A proposed new crossing similar to the previous application, therefore, cannot be considered suitably related to this application to justify a need for a contribution.

Highways and legal agreements

Following discussions, the Highways Authority have agreed to remove the sum required for improvements to The Square and High Street as it is not considered that these can be reasonably related to the proposed development. As such the payments to be secured via legal agreement are:

- Agreement and Monitoring of travel plan
- Pedestrian crossing improvements at the B2177/Station Road/Victoria Road/Winchester Road/B3035 junction roundabout
- Improvements to 3 local bus stops (two at Winchester Road and one within The Square)
- Traffic Regulation Order along Station Road.

Sustainable travel

The application provides cycle storage and access onto the local road network. It is noted that there is an existing bridleway/footpath/cycle way adjacent to the site on the old railway line however it is not considered that a connection to this from within the site would be feasible given the level changes, tree coverage in the area and route.

Presentation

An additional slide showing water routing in the event of pond overtopping is included.

Further slides have been included showing the red line plan, open space and layout for the previous application for a super market.

Water pollution

On 19th July 2022 the full Council agreed to ask Southern Water to comment on Major development regarding:

- Clarification on which water treatment plant would be used to process foul water
- If there is information available to assess the impact on the number or duration of sewage discharges into local rivers or seas and if it does have this information to share it.

Southern Water was consulted on 11.08.2022 in this regard. No information has been received.

Notwithstanding this, the nitrate budget calculator submitted on 24.05.2022 indicates that the foul water will be processed at the Bishops Waltham Water Treatment Plant.

It is considered that the proposal would result in additional foul water entering the system however previous comments from Southern Water have confirmed that there is capacity within the existing system to accommodate the proposal without resulting in harm.

Historic Environment comments

Clarification on page 20, The Historic Environment comment submitted 14.07.2022 states 'objection' due to lack of detail regarding the Abbey Mill building (it is noted as no objection in the report). However, details are secured via conditions 8, 9 and 10.

Page 33 after the first paragraph should include:

The proposal would see works to the Abbey Mill building and the Scheduled Monument that would result in less than substantial harm due to the conditions recommended both on pages 41-51 and on the Scheduled monument consent agreed by Historic England. However it is acknowledged that this would still result in harm. Paragraph 200 (NPPF) states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), requires clear and convincing justification. In this case there are a number of public benefits to the scheme in the retention of the Abbey Mill Building, the conversion of the abbey field into public open space and the provision of affordable housing and extra care facilities. It is therefore considered that the public benefits of the proposal outweigh the harm to the Listed Buildings settings, NDHA and the SAM.

Location of affordable housing

The proposal situates the affordable housing at the north east corner of the site. Regarding this location it is clarified that that the size of the dwellings, mostly 1 and 2 bed flats, lend itself to a flatted layout rather than housing. The context of the wider area and of the scheme has prominent buildings addressing the street scene which this building does. As stated in the main report the site is informally divided

into areas where future occupants would require extra care and those that would not. The affordable housing is located in the area where extra care would not be required but is also well situated close to access points and foot paths while the existing tree coverage that will largely be retained serves to present a secluded and tranquil corner. Any noise amenity issues will be picked up through the noise condition. The New Homes Team have no objection to the proposal.

Landscape

The proposal includes public open space on Abbey Field. It is proposed for the area to be maintained by a management company though specific details have not yet been submitted. Condition 22 requires the submission of a landscape management plan that is proposed to be secured via the S106 agreement which will include details of who the management company are and that Abbey Field will be available in perpetuity as public open space.

Ecology

The ecology report requires that a range of bird boxes are provided on the site however these do not specify swift boxes. It is therefore considered that condition 21 is amended to read (added section in bold):

The development must be carried out in accordance with the measures, conclusions and recommendations set out within Ecology Solutions Ecological Assessment of January 2022, **including the provision of swift boxes.**

Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensure that the ecological value of the site is not adversely impacted upon by the development.

Assisted living

Page 26 penultimate paragraph should read:

Policy CP3 relates to the requirement for the provision of affordable homes as part of the development. It is considered that the proposal would create 19 Market dwellings and is proposing 12 affordable housing units. Recent case law indicates that provided the assisted living units are restricted for their designated use via a S106 agreement then this would not trigger the need for additional affordable housing. These restrictions include restricting the units to lease hold, the communal areas being restricted to the assisted living occupiers and not the wider public, age restrictions for occupiers and requirements for a level of care for occupiers to meet. As such heads of terms have been recommended within the S106 to secure these units in perpetuity as assisted living units. Therefore the affordable housing provision is considered to be acceptable.

The national guidance sets out criteria for assisted living and extra care facilities. As mentioned above these include an age restriction for persons over the age of 55, a requirement that the communal areas are only for residents use, a requirement that residents need a minimum of 1.5 hours of care per week and restricting the units to lease hold. These would be secured via the section 106 agreement.

Wording for condition 31:

Delete – and include as Head of Term for S106 that no building of the development

hereby approved shall be occupied until a S278 is completed for the pedestrian improvements at the B2177/Station Road/Victoria Road/Winchester Road/B3035 roundabout and bus stop improvements to three locations in the vicinity of the site with the Highways Authority
Reason: In the interests of highways safety and to improve access to amenities for future occupants.

Item No	Ref No	Address	Recommendation
7	SDNP/21/05842/HOU	Meon Boscage, Brockbridge Road, Meonstoke	Permit
<p>Officer Presenting: Hannah Harrison</p> <p><u>Public Speaking</u></p> <p>Objector: None</p> <p>Parish Council representative: Councillor Jane McCormick</p> <p>Ward Councillor: Councillor Lumby (deputation to be read out by Cllr McCormick)</p> <p>Supporter: Kim Blunt (Agent) Mr Dredge (Applicant)</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
8	SDNP/21/05844/HOU	Meon Boscage, Brockbridge Road, Meonstoke	Permit
<p>Officer Presenting: Hannah Harrison</p> <p><u>Public Speaking</u></p> <p>Objector:</p> <p>Parish Council representative: Councillor Jane McCormick</p> <p>Ward Councillor: Councillor Lumby (deputation to be read out by Cllr McCormick)</p> <p>Supporter: Kim Blunt (Agent) Mr Dredge (Applicant)</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
10	22/00722/OUT	Land South of School Lane, Denmead	Refuse
<p>Officer Presenting: Jordan Wiseman</p> <p><u>Speaking</u></p> <p>Objector: None</p> <p>Parish Council representative: Cllr Denise Searle</p> <p>Ward Councillor: Councillor Caroline Brook</p> <p>Supporter: Paul Richard (Architect)</p> <p><u>Update</u></p> <p>As per the <i>Sustainable Transport</i> section of the report, further information was provided by the applicant and the Planning Authority have received final comments from the Highways Authority.</p> <p>The trip rates provided in the highways technical note are acceptable and the Highway Authority raises no concern over the impact on the local highway network in this regard.</p> <p>However, the documents provided do not show the full extent of the visibility splay and it is therefore not possible to confirm the splays are acceptable and achievable.</p> <p>Vehicle tracking for two private cars to pass each other at the access has also not been provided. Tracking has not been provided showing a refuse vehicle accessing and egressing the site in a forward gear.</p> <p>As a result, highway concerns have not been addressed and the proposal has not demonstrated access to, and movement within, the site can take place in a safe</p>			

and effective manner, contrary to policy DM18 of the Local Plan Part 2.

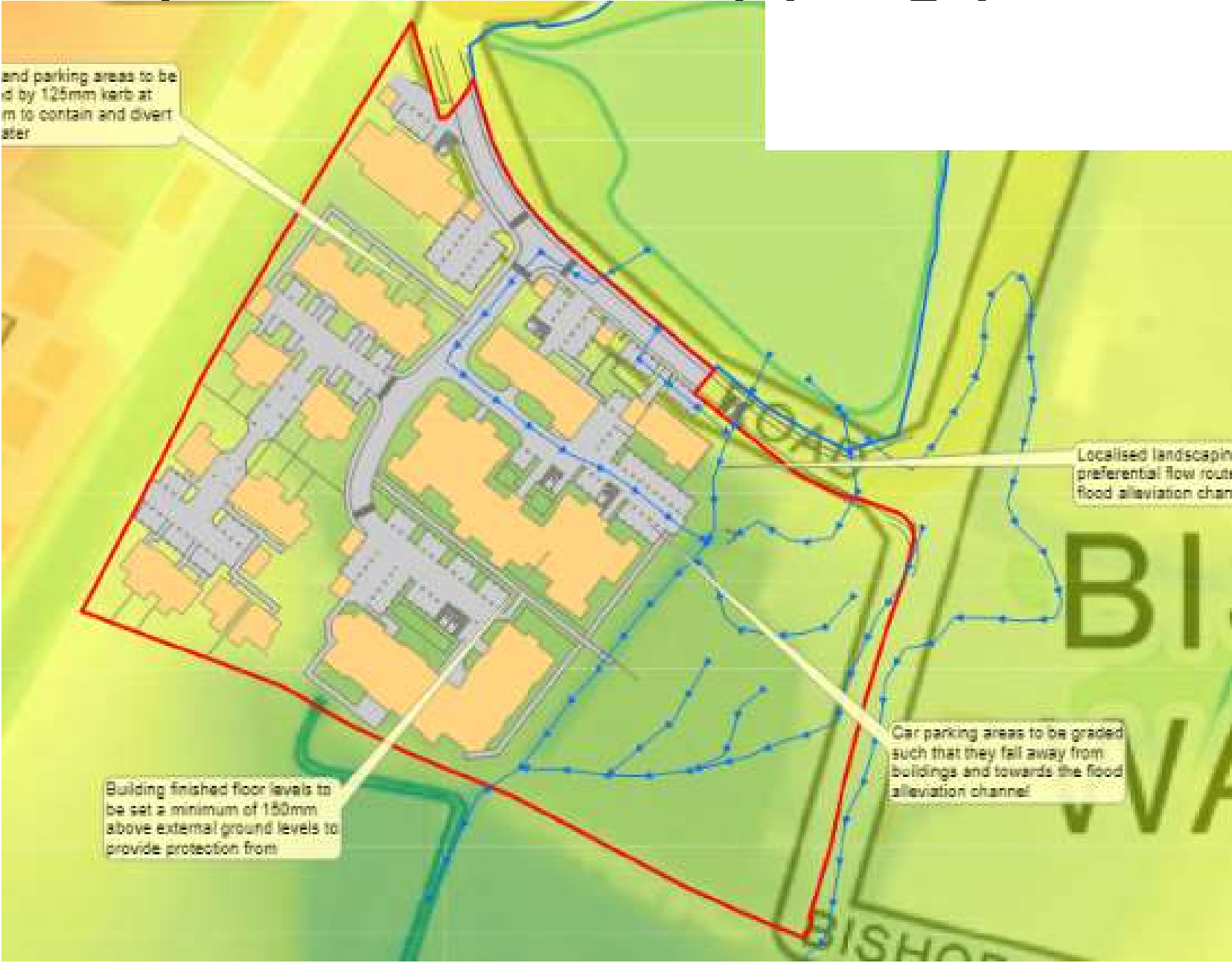
A fourth reason for refusal is therefore included:

4. It has not been demonstrated the proposal allows for access to and movement within the site in a safe and effective manner as visibility and vehicle tracking has not been addressed. The proposal is therefore considered to detrimentally and harmfully impact Highway safety contrary to policy DM18 of the Local Plan Part 2 as it will

Item No	Ref No	Address	Recommendation
11	22/00115/HOU	1 Earlsdown, Northbrook Avenue, Winchester	Permit
<p>Officer Presenting: Cameron Finch</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: None Ward Councillor: None Supporter: Polly Lane (Applicant)</p> <p><u>Update</u></p> <p>Permitted development rights to alter the boundary of the dwelling were removed through 81/01093/OLD where Earlsdown House was split into 5 dwellings and therefore planning permission is required. The proposed replacement also covers a greater area along the Southern boundary of the property.</p>			

End of Updates

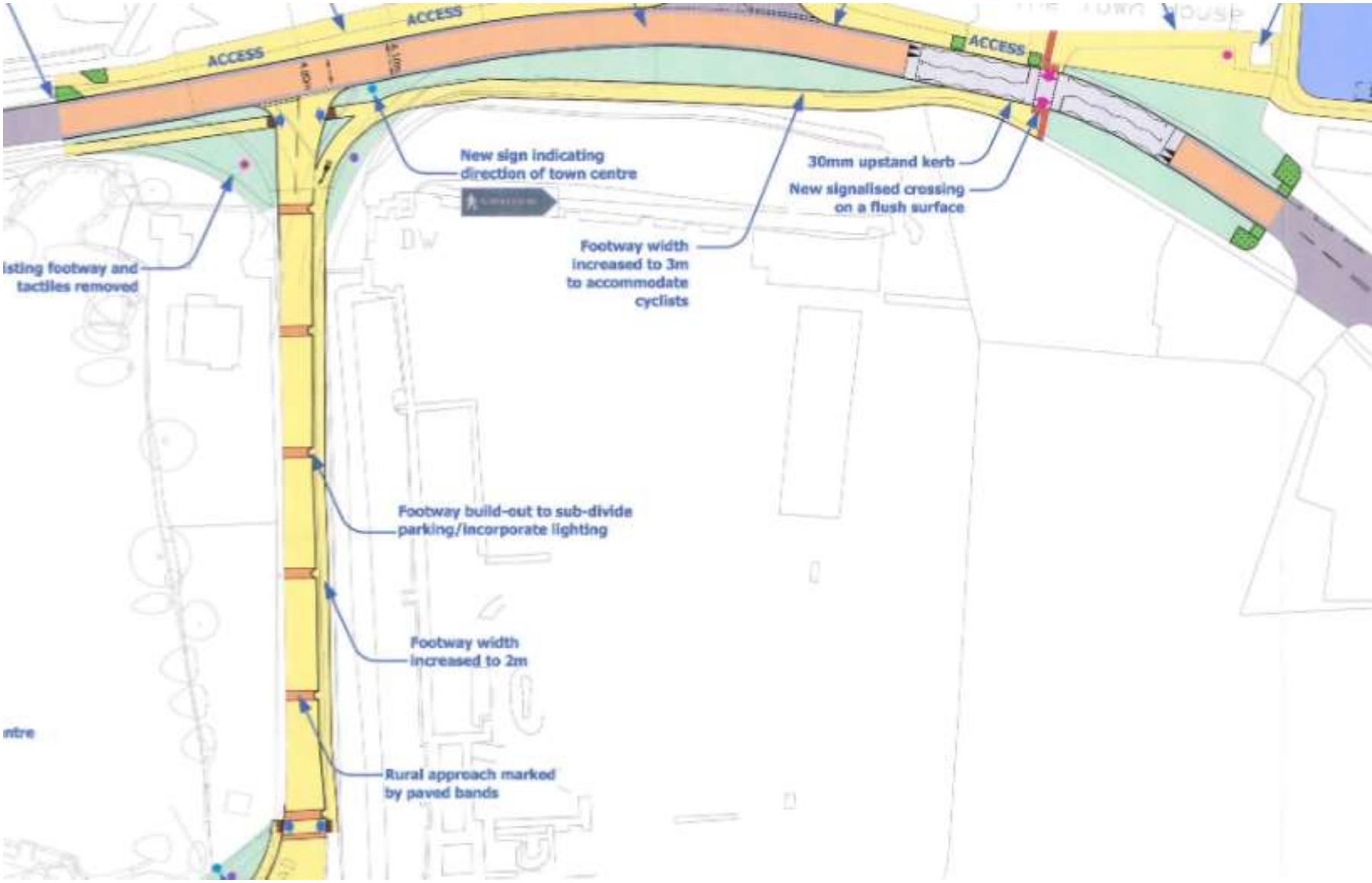
Update – overtopping plan



Update – Previous application Red line plan



Update – Previous application road/footpath changes



Update- previous site layout

