



Meeting	Planning Committee
Date and Time	Wednesday, 28th September, 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)

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City Offices
Colebrook Street
Winchester
SO23 9LJ

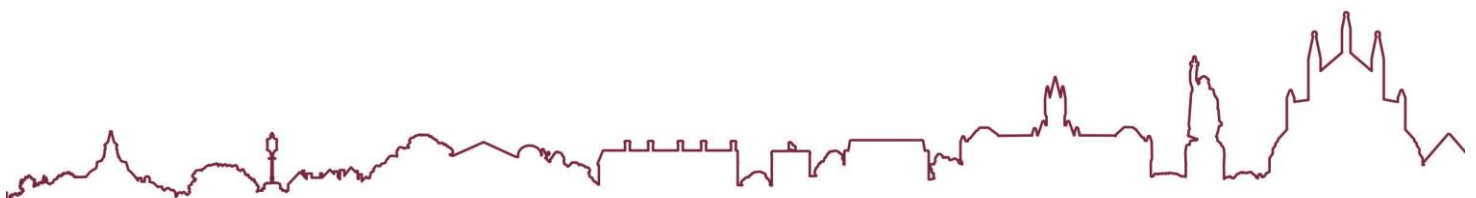
Laura Taylor
Chief Executive

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06 October 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	22/01617/FUL	The Alpines, School Lane, Headbourne Worthy, SO23 7JX	Refuse

Officer Presenting: Sean Quigley

Speaking

Objector: Gordon Hawkes

Parish Council representative: None

Ward Councillor: None

Supporter: Jeremy Tyrrell and Lee Scott (agent)

Update

None

Item No	Ref No	Address	Recommendation
7	21/03224/FUL	Winchester Baptist Church, Swan Lane, Winchester, Hampshire, SO23 7AA	Refuse

Officer Presenting: Catherine Watson

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: None

Supporter: Reverend Marcus Dickinson

Update

None

Item No	Ref No	Address	Recommendation
8	22/01236/HOU	Gifford House, St Giles Hill, Winchester, Hampshire, SO23 0JH	Permit
<p>Officer Presenting: Jordan Wiseman</p> <p><u>Public Speaking</u> Objector: Corinne Cruickshank, Robert Rowland-Rouse and Ian Tait Parish Council representative: None Ward Councillor: Cllr Charles Radcliffe Supporter: Toby Wincer (agent) <u>Update</u></p> <p>St Giles Hill NDS: The NDS does apply to this application and in particular planning guidance 6 would apply to this proposal. "Development of smaller buildings would be more consistent with the character of the area". In this instance, the proposed structure is not readily visible from the public realm, and whilst the design of the proposed structure is contemporary, it utilises high quality materials which are not incongruous and therefore the character of the area is considered to be preserved.</p>			

Item No	Ref No	Address	Recommendation
9	21/01623/FUL	Wayfarers Barn, Abbotstone Road, Fobdown, SO24 9TD	Permit
<p>Officer Presenting: Catherine Watson</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: None Ward Councillor: None Supporter: Martin Pratt (applicant) <u>Update</u></p> <p>Additional surface water drainage information has been submitted and reviewed by the council's drainage engineer who considered that it was acceptable and that a pre-commencement drainage condition (condition 11) is not now required. It is recommended that condition 11 is removed and condition 2 (approved plans) is amended to remove plan number 2000.0004 received on 16.09.2022 and to insert revised plan number 2000.0004 100 C3 received on 20.09.2022.</p>			

Item No	Ref No	Address	Recommendation
11	22/01681/FUL	Kings Walk, Winchester, Hampshire, SO23 8AF	Permit

Officer Presenting: Robert Green

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: None

Supporter: None

Update

- Within Consultations, the third bullet point of the *Service Lead for Built Environment – Historic Environment and Urban Design* response should read:

Lighting is fixed to the Nutshell (a non-designated heritage asset) which may harm the fabric of the building. Condition **3** is recommended to obtain details to ensure this is a sensitive attachment.

- Within *Historic Environment*, it is considered that harm is not identified to the historic interest or setting of surrounding listed buildings due to the intervening distances and features, including Winchester Cathedral which can be seen to the opposite side of the High Street in views from Tanner Street. The concluding paragraph on page 137 is therefore reworded as follows;

“It is considered that the proposal does not result in harm to the significance of the setting and historic interest of the listed buildings in accordance with the duties set out in Section 16 para 199 of the NPPF (2021), Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CP20 of WDLPP1 and DM29 of WDLPP2 and the historic environment section of the Planning Practice Guidance.”

- The *Planning Balance and Conclusion* paragraph is modified as follows;

*“Based upon the above assessment of the material considerations, it is not considered that the proposed development will result in adverse impact upon the character and appearance of the existing building and surrounding area, conservation area, **listed buildings and their setting**, neighbouring amenity, sustainable transport, ecology/biodiversity and drainage. The proposal has been assessed against the requirements of the Development Plan and the Central Winchester Regeneration SPD. The proposed development is therefore considered to comply with the policies of the Development Plan and material planning reasons do not indicate an alternative approach should be taken.”*

- Drawings show ‘illuminated signage to soffit’ within the courtyard area. Due

to the enclosed nature of the space these do not cause harm to the surrounding area, Conservation Area, listed buildings, ecology or neighbouring amenity. To ensure consistency between the lighting improvements, it is considered appropriate to include a condition obtaining further details of this illumination, and the following condition is therefore included:

“Condition 7: Prior to the installation of lighting within the soffits of the courtyard, specifications must be submitted to and approved in writing by the Local Planning Authority.

Development must then continue in accordance with the approved details and in compliance with the time restrictions imposed by condition 06.

Reason: To ensure the lighting within the courtyard is controlled and consistent with the wider project”.

Item No	Ref No	Address	Recommendation
12	22/01683/AVC	Kings Walk, Winchester, Hampshire, SO23 8AF	Permit

Officer Presenting: Robert Green

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: None

Supporter: None

Update

- Within *Historic Environment*, it is confirmed that harm is not identified to the historic interest or setting of surrounding listed buildings due to the intervening distances and features, including Winchester Cathedral which can be seen to the opposite side of the High Street in views from Tanner Street. The concluding paragraph on page 168 is therefore reworded as follows;

“It is considered that the proposal does not result in harm to the significance of the setting and historic interest of the listed buildings in accordance with the duties set out in Section 16 para 199 of the NPPF (2021), Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CP20 of WDLPP1 and DM29 of WDLPP2 and the historic environment section of the Planning Practice Guidance.”

Item No	Ref No	Address	Recommendation
13	22/01136/FUL	Land South West of Oakdene, Southwick Road, Wickham, Hampshire, PO17 6HS	Permit

Officer Presenting: Marge Ballinger

Public Speaking

Objector: Chris Chamberlain

Parish Council representative: Cllr Loraine Rappe

Ward Councillor: None

Supporter: None

Update

Additional information regarding the storage and disposal of manure from the site has been submitted and reviewed by the council's environmental protection team who consider it acceptable. It is recommended that condition 05 is amended and replaced with the following wording:

The facilities for the storage of manure and its means of disposal from the site shall be provided in accordance with the details submitted within the Proposed Site Plan received 01 September 2022 drawing no. 201 and the email dated 14th September 2022 'Manure Storage and Removal Method.' The facilities shall be maintained thereafter in accordance with the approved details.

Reason: In the interests of the amenities of the locality.

Update to Public Speaking: There has been one letter received in support of the application (received 16 September 2022).

Item No	Ref No	Address	Recommendation
14	22/01313/HOU	The Brambles, Melmerby, Spring Lane, Swanmore, Hampshire, SO32 2PT	Permit

Officer Presenting: Marge Ballinger

Objector: None

Parish Council representative: None

Ward Councillor: None

Supporter: None

Update

None

End of Updates

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