



<b>Meeting</b>	Planning Committee
<b>Date and Time</b>	Tuesday, 13th December, 2022 at 9.30 am.
<b>Venue</b>	Walton Suite, Guildhall Winchester. A live video stream of this meeting will be available from YouTube.com/WinchesterCC )

**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)

()

City Offices  
Colebrook Street  
Winchester  
SO23 9LJ

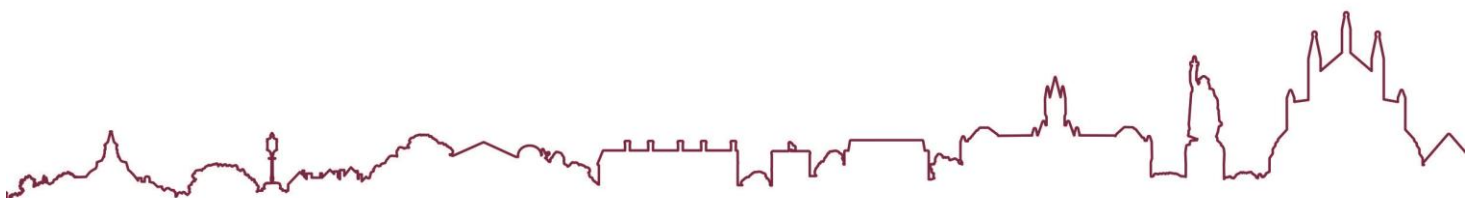
**Laura Taylor**  
**Chief Executive**

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



5 December 2022

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer tel: 01962 848 438 Email: [cbuchanan@winchester.gov.uk](mailto:cbuchanan@winchester.gov.uk)  
Matthew Watson, Senior Democratic Services Officer tel: 01962 848 317 Email: [mwatson@winchester.gov.uk](mailto:mwatson@winchester.gov.uk)



This page is intentionally left blank

## 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	22/00230/FUL	TESCO Stores Ltd, Easton Lane, Winchester, Hampshire, SO23 7RS	Approve

**Officer Presenting:** Megan Osborn

**Speaking**

**Objector:** Andy Key, Cllr Susan Cook

**Parish Council representative:** None

**Ward Councillor:** Cllr Paula Ferguson

**Supporter:** None

Update

**Call the application to committee request from Kathleen Becker, Paula Ferguson, John Tippett-Cooper:**

*The Councillors for St Bartholomew Ward seek for this application to be heard by the Planning Committee primarily on traffic grounds.*

*It is expected that the proposal will generate significant amounts of traffic in what is already a very busy area and this will negatively impact those living on Easton Lane/Wales Street, as well as the surrounding area. The traffic assessment completed focuses almost solely on the Tesco roundabout while not adequately taking into account the number of increased journeys on Easton Lane/Wales Street leading to McDonalds and the impact on residents living on those roads. The planning also fails to acknowledge the risk of people cutting through the Winnall estate to get to McDonalds. These increased journeys will cause noise and air quality impacts on local residents. We note that there is little information available in the documents about proposed opening hours for the restaurant (or the drive thru, if those hours are to be different). We are concerned that if the restaurant/drive thru is open late this will increase night-time traffic along Easton Lane/Wales Street, and affect residents' sleep.*

*Although not a material planning concern, we are also very concerned about the amount of litter that may be caused by the establishment of a new McDonalds in this location, particularly by those choosing to take food away to eat and then not disposing of the rubbish appropriately. Winnall already has an issue with litter and the establishment of the restaurant risks a significant increase in the severity of that litter problem – particularly at Winnall Manor Park, which is within walking distance of the proposed site.*

*Having noted the above, we do support the employment benefits that this proposal offers.*

## **Conditions updates**

### **Condition 06 to include at the end:**

*Demolition and construction work shall only take place in accordance with the approved method statement.*

### **Additional conditions**

*14 The development shall be carried out in accordance with the measures set out within the Construction Environmental management plan NB8901, Biodiversity Net gain calculations report Version 1/Aug 2022 (Practical Ecology) and the Preliminary ecological appraisal report Version 2/July 2022 (practical Ecology). Thereafter, the compensation measures shall be maintained and retained in accordance with the approved details for the lifetime of the permission.*

*Reason: To provide adequate mitigation and enhancement for protected species.*

### **Additional Heads of Terms for S106**

*-Securing of a S278 legal agreement with Hampshire County Council Highways Authority prior to the development being occupied (and use commenced), for the pedestrian crossing point and highway / cycleway improvements to the site.*

*-Implementation of the Delivery Management plan ADL/CC/3610/16A;*

*-Implementation of the requirements of the Transport Assessment ADL/CC/3610/16B*

*-Implementation of the requirements including bond and monitoring, of the Travel Plan ADL/CC/3610/16A*

*for the lifetime of the permission*

### **Additional Information**

*McDonalds operate a waste management strategy at their premises in particular to deal with litter. Various refuse and waste arrangements have been discussed during the assessment of the application and have now been comprehensively set out in a document to clarify the details, received 12.12.2022.*

### **Air Quality SPD**

The site is in the policy boundary and a statement (not an assessment) is screened in as this is development which is less than 1000m<sup>2</sup> creating less than 10 parking spaces. Most of the criteria for the checklist are not relevant to this development and the travel plan and transport assessment deals with remaining matters. The proposal is therefore considered to comply with the SPD and Local Plan policies DS1, WT1, CP13, DM17, DM19.

Item No	Ref No	Address	Recommendation
7	22/02038/FUL	Hampshire Constabulary HQ, Romsey Road, Winchester, SO22 5TB	Approve
<p><b>Officer Presenting:</b> Catherine Watson</p> <p><b>Public Speaking</b></p> <p><b>Objector:</b> Timothy Montagu, Claire Burley</p> <p><b>Parish Council representative:</b> None</p> <p><b>Ward Councillor:</b> None</p> <p><b>Supporter:</b> None</p> <p><u>Update</u></p> <p>None.</p>			

Item No	Ref No	Address	Recommendation
8	21/02081/FUL	Tricklebank Stud, Lodge Hill, Newtown, PO17 6LG	Approve
<p><b>Officer Presenting:</b> Cameron Finch</p> <p><b>Public Speaking</b></p> <p><b>Objector:</b> Tony Langridge, Chris Ward</p> <p><b>Parish Council representative:</b> None</p> <p><b>Ward Councillor:</b> None</p> <p><b>Supporter:</b> Paul Harris (agent)</p> <p><u>Update</u></p> <p>None.</p>			

Item No	Ref No	Address	Recommendation
9	22/00979/FUL	Fir Trees, Furzeley Corner, Denmead, PO7 6TS	Approve

**Officer Presenting:** Cameron Finch

**Public Speaking**

**Objector:** None

**Parish Council representative:** None

**Ward Councillor:** None

**Supporter:** Lynne Watterson (applicant)

Update

1. To ensure that the existing structure on the site is removed in an appropriate timeframe, condition 13 has been added which reads -

“The existing structure on the site subject to the approved Class Q conversion must be demolished within 6 months of the occupation of the dwelling hereby approved and the land restored in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that only one residential unit is constructed on the site”

2. The following is added as condition 14 in line with the Council’s adopted Position Statement on Nitrates –

“The development hereby permitted shall NOT BE OCCUPIED until:

a. A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority

b. A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European sites by the development and be implemented in full prior to first occupation and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

c. All measures forming part of that mitigation have been secured and submitted to the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1.”



--

Item No	Ref No	Address	Recommendation
10	22/01718/HOU	The Old Vicarage, Main Road, Hursley, SO21 2JW	Approve

**Officer Presenting:** Cameron Taylor

**Public Speaking**  
**Objector:** None  
**Parish Council representative:** None  
**Ward Councillor:** None  
**Supporter:** None

Update  
None.

**End of Updates**

This page is intentionally left blank