



Meeting	Planning Committee
Date and Time	Wednesday, 15th March, 2023 at 9.30 am.
Venue	Walton Suite, Guildhall Winchester and streamed live on YouTube at www.youtube.com/winchestercc

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

Agenda Item.

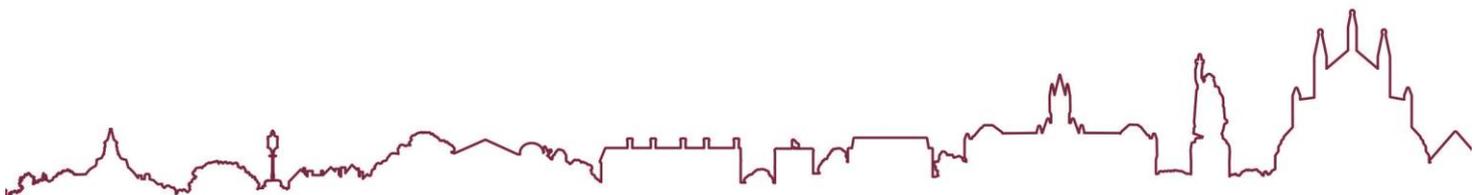
4. Where appropriate, to accept the Update Sheet as an addendum to the Report (Pages 3 - 14)

City Offices
Colebrook Street
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SO23 9LJ

Laura Taylor
Chief Executive

14 March 2023

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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	21/01391/FUL	Land at Locks Farm, Botley Road, Bishops Waltham, Hampshire, SO32 1DR	Permit

Officer Presenting: Stephen Cornwell.

Speaking

Objector: Emma and John Rosling

Parish Council representative: Cllr Josie Wood (Bishops Waltham Parish Council), Cllr David Ogden (Shedfield Parish Council)

Ward Councillor: Cllr Malcolm Wallace (Central Meon Valley Ward)

Supporter: James Jamieson (agent), Bill Gunyon (on behalf of Winchester Action on the Climate Crisis)

Update

1. As a point of clarification, it has been noted that the headings on the site layout plans on pages 103 & 104 have been transposed. The first plan is the eastern layout of the site and the second plan the western layout of the site.

2. An additional 6-page representation and email correspondence has been received and circulated directly to Members. The representation has also been uploaded to the public file.

The email raises 3 key points, the headings of the email have been repeated below:

1. *The case officer's characterisation of the advice of WCC Historic Environment Team allows that advice to be misinterpreted.*
2. *We do not think the views of the National Park have been accurately reflected.*
3. *No effort appears to have been made to encourage the application to modify their proposals to reduce detrimental impact.*

The letter contains 11 topic headings including Heritage, National Park, Landscape, Impact on Community, Access, Biodiversity, Carbon Savings, Export Capacity, Other available sites, Food Security and Local objections.

The 6 pages of comment concludes with 9 questions which rehearse points drawn from the comments already made.

3. A letter has also been received from occupants of a neighbouring property to the site. Main points summarised:

- For numerous reasons already cited, strongly believe application does not comply with current planning legislation and should be refused.
- Wish to comment on proposed conditions.
- This in no way implies scheme is in any way acceptable.
- Attached are the areas we believe ought to have conditions imposed or strengthened together with rationale or explanation.
- Request you consider views of nearest neighbours.

Six pages attached to letter setting out a total of 30 issues (conditions) with explanatory text that the LPA is asked to consider if the application is approved. The letter and the attachment have been uploaded onto the application web site.

4. The applicant has submitted a further comment in response to the additional submissions, points summarised:

- Applicant agrees with LPA that this not a valued landscape in terms of paragraph 174 of the NPPF.
- This conclusion reached having regard to Landscape Institute guidance on this issue.
- Whilst popular and liked by nearby residents, visitors, walkers, the landowner etc and recognising its intrinsic character and beauty /as a “sub valued landscape”, ordinary landscape) it lacks “demonstrable physical attributes which would take this site beyond mere countryside” as stated in the Stroud judgement.
- Land does not possess specific demonstrable physical characteristics of sufficient value to elevate it to a “valued landscape”. Not clearly and obviously out of the ordinary.
- It also possesses detracting characteristics such as large pylons and the farm buildings.
- Should be noted, CPRE consider only northern part of site to be “valued landscape not main part south of stream.

Applicant also submitted a paper using criteria from Landscape Institute and applying them to the Locks Farm site. Conclusion is site does not meet standard required to be a valued landscape.

5. It is confirmed the additional representations have been reviewed and considered and do not alter the recommendation. All of the issues raised by the third parties have been acknowledged in the report and considered in the assessment.

For clarification, the following additional points will be made on the heritage and landscape issues.

Regarding Heritage, it is accepted that the Historic Environment Officer raises an objection to the scheme and this results in a conflict with policies CP20 and DM29. On the basis the objection was at the level of “less than substantial harm”, this allows officers to then take account of paragraph 202 of the NPPF and weigh the less than substantial harm against public benefits. This approach is set out clearly in the report.

Concerning landscape impacts, the applicant has responded to the issue of “valued landscape” and officers would agree with that interpretation of how the assessment should be made. The view is maintained that the application site does not qualify as valued landscape.

On the matter of the approach to assessing the impact on the setting of the

National Park, officers consider that the correct approach was taken in reaching the conclusion as set out in the report and it is confirmed that a material adverse impact on the Park and its statutory purposes is not considered by officers to arise.

6. Regarding the suggested conditions put forward by the occupants of Locks Farmhouse, the views of the Environment Protection Officer (EPO) and the applicant have been sought on the list. Contacting the applicant was thought useful as a number of the matters are considered to fall outside the scope of the control of the LPA, but they could be addressed by an assurance from the applicant, which can be added as informatives.

Following this review, the following amendments are made (highlighted in bold):

Changes to Conditions:

Construction Environment Management Plan

- 07 Prior to the commencement of the development hereby approved, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP will address the following:
- a) The installation of the perimeter fencing (following the principles set out in the Intelligent Alternatives drawing entitled Typical Boundary Section revision A1 dated 8 February 2023) before any other activity within the main site south of the stream excluding the landfall of the bridge.
 - b) Details to achieve the exclusion of any activity within the buffer zone between the fencing and the surrounding vegetation.
 - c) Measures to protect those sections of hedgerow or trees that would lie within the perimeter fenced off areas and which would not be protected by the installation of the perimeter fencing.
 - d) Details of any proposed works to any tree or hedgerow that would facilitate the implementation of the development including their removal, cutting back or reduction, including the time of year when the work would be undertaken.
 - e) Details of the routing of any underground cables
 - f) Measures to be adopted to protection trees, hedgerows and other natural features to be retained.
 - g) Full details of the measures to protect nesting birds, hibernating hedgehogs, and dormice during any vegetation removal having regard to the time of year and relevant breeding, nesting or hibernation seasons.
 - h) Details of the use of an Ecological Clerk of Works.
 - i) The measures to be adopted to minimise any potential impact on the watercourse and its habitat including the protection of adjoining vegetation and any root systems during the bridge construction.
 - j) Details of the bridge construction methodology to ensure no adverse pressure is applied to protective matting during any ongoing construction.**
 - k) Measures to prevent pollution of any watercourses during construction.
 - l) Dust suppression, mitigation and avoidance measures.
 - m) A public communications strategy including a complaints procedure.
 - n) Noise reduction measures to be applied to construction activity.

- o) Waste collection and disposal.
- p) Any lighting to be used during the construction phase including the avoidance of light spillage and glare.
- q) Any actions required in respect of badger activity or presence on site or within the immediate vicinity.
- r) Measures to ensure that no deer are trapped in either of the fenced off areas**
- s) Development contacts, roles and responsibilities

The works shall be implemented in accordance with the approved details.

Reason: To ensure that all construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

Working Hours

- 18 All work relating to the construction of the development hereby approved, shall only take place between the hours of 0800 hours to 1800 hours Monday to Saturdays and at no time on Sundays, Bank Holidays or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.
- Within the Saturday working hours limit as set out above, no activity that is audible at the site boundaries shall be undertaken after 1300 hrs.**

Reason: To protect the general rural character of the area, the amenities of surrounding residential properties and to comply with the intentions of policy DM23 of the Winchester District Local Plan Part 2

Additional Informatives:

- 13 The applicant is reminded to ensure the safe disposal of surface water when designing the drainage detail for the construction compound.
- 14 The applicant is notified that occupants have reported services run through the edge of the field where the construction compound would be built and space to avoid potential disruption to those services should be included in the design of that facility.
- 15 Notwithstanding that the noise assessment was based on a worst case scenario, the applicant is recommended to consider placing any equipment or infrastructure on site with its "worse noise emitting side" closest to the nearest noise sensitive property.

7. An additional representation has been received from CPRE. CPRE have repeated that the land is considered Valued Landscape and attach a survey undertaken by them. The survey identifies land to the north of the application site (to the north of the boundary treatment at Locks Farmhouse) as Valued Landscape. Whilst this includes the access track and bridge crossing, this does not include the area which is proposed to contain the solar panels.

This additional comment has been reviewed and considered and does not alter the officer's recommendation. The officer's report, taking account of specialist landscape consultee comments, assesses the landscape impact and confirms that the site is not considered by officers to be classified as Valued Landscape. Within the area identified by the CPRE survey, the loss of roadside hedge is mitigated by new hedge planting behind the visibility splay which is considered acceptable.

The report assesses the existing character of the application and has assessed the impact from the wider landscape setting including from public rights of way. Following this assessment, it is confirmed that the site is not considered by officers to constitute Valued Landscape. The recommendation has been reached taking account of paragraph 174 of the NPPF and policies CP20 of the LPP1 and DM15, DM16 and DM23 of the LPP2.

8. Cllr Kurn has written to Members and the response is available on the public file. The main points are summarised below:

- Urge Members to hear concerns of residents
- Fear this not right location.
- Desire to go green will have dramatic effect on Bishops Waltham.
- Majority of local residents not in favour of scheme as harm not considered to outweigh benefits.
- Almost all supporters not local.
- Scheme contrary to heritage officer's advice, contrary to planning act and local policy, which means presumption should be not to grant consent.
- Note Newcastle CC legal case. WCC should seek independent legal advice before decision made to avoid risk of Judicial Review.
- Deer Park specifically mentioned in LPP" for protection as non-scheduled heritage asset. Council needs to fully comply with policies in local plan.
- Bishops Waltham already has 2 solar farms.
- Question consistency of landscape advice here compared to Denmead solar farm proposal.
- Planning balance needs to consider evidence on both sides to ensure decisions legally robust.
- Food security, landscape, heritage, safety and biodiversity important.
- Council must retain local support for these large impact schemes.

The contents of the email have been reviewed and do not alter the officer's recommendation.

Following a request during the site visit a plan is attached showing the distances from the boundaries of the site to The Lug, to Coppice Hill and to BW Palace.

Item No	Ref No	Address	Recommendation
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7	22/02256/FUL	5 Lockburn Place, St Cross Road, Winchester, Hampshire, SO23 9RE	Permit
<p>Officer Presenting: Catherine Watson</p> <p><u>Public Speaking</u></p> <p>Objector: Ann Jones, Andrew Scott, Peter Eagling, Tim Venters Parish Council representative: None Ward Councillor: None Supporter: Catherine Brill (applicant)</p> <p><u>Update</u></p>			

Item No	Ref No	Address	Recommendation
10	22/01587/FUL	The Haven, School Lane, Headbourne Worthy, Hampshire, SO23 7JX	Permit
<p>Officer Presenting: Catherine Watson</p> <p><u>Public Speaking</u></p> <p>Objector: Chris Welland Parish Council representative: Belinda Baker Ward Councillor: None Supporter: Phillip Carr (applicant)</p> <p><u>Update</u> Email from Chris Kirby received 08.03.2023 in objection and stating that there is an inaccuracy in the drawings used for the presentation relating to the height of the single storey element of no 5 and that there is a ground floor window in the garage. There are suggestions about the height of the proposed gate also.</p> <p>It is confirmed the neighbouring property to the north west has changed names from Chessaumy to The Alpines.</p>			

Item No	Ref No	Address	Recommendation
11	22/02279/HOU	19 Nuns Road, Winchester, Hampshire, SO23 7EF	Refuse
<p>Officer Presenting: Sean Quigley</p> <p><u>Public Speaking</u></p>			

Objector: None
Parish Council representative: None
Ward Councillor: None
Supporter: Jeremy Tyrrell and Thomas Thwaites (agent)

Update

Item No	Ref No	Address	Recommendation
12	22/01816/FUL	10 The Soke, Alresford, Hampshire, SO24 9DB	Permit

Officer Presenting: Cameron Taylor

Public Speaking

Objector: Sue Hoar
Parish Council representative: None
Ward Councillor: None
Supporter: Mr and Mrs Bulloch (applicant)

Update

Several of the conditions have been amended in agreement with the applicant to avoid unnecessary pre-commencement requirements. The conditions amended are listed below with the amended wording in bold text:

3. Prior to construction of the development hereby permitted above slab level, details of materials and finishes shall be submitted to and approved by the Local Planning Authority in writing. The submitted details should include samples, including an on-site 1m2 sample panel of pointed knapped flintwork. The works shall then proceed in strict accordance with the approved submission. These requirements include provision of information relating to:

- size, texture, colour and source of bricks including specials;
- the nature, source and bedding of flint work;
- the bonding and coursing of brickwork;
- mortar mixes and joint profile;
- the material, size, texture, colour, camber, source of slates and tiles;
- the material, colour, finish, size, profile and gauge of timber boarding;
- the nature of insulation and membranes employed;
- details of the solar PV panels and mounting;
- materials and finishes to be used in the detailing of valleys, hips, ridges, gables, eaves and verges.

5. Prior to construction of the development hereby permitted above slab level, a sample panel of 1m2 area to be with brick dressing shall be constructed for inspection and approval in writing by the Local Planning Authority.

6. Prior to construction of the development hereby permitted above slab level, details of the new window, door and rooflight openings shall be submitted to and approved in writing by the Local Planning Authority to include a large scale plan, elevations and sections of the showing :-

- a) the new cill in relation to the opening into which it is to be set
- b) the mouldings to be used
- c) the method of opening

The works shall then proceed in strict accordance with the approved submission.

7. Prior to construction of the development hereby permitted above slab level, a detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

11. Prior to construction of the development hereby permitted above slab level, a biodiversity enhancement and mitigation plan shall be submitted to and approved in writing by the local planning authority. Any external lighting should be shown and detailed on plans and agreed in writing by the LPA. The works shall then proceed in strict accordance with the approved submission.

Item No	Ref No	Address	Recommendation
13	22/02585/HOU	Apple Tree Cottage, Northside Lane, Bishops Sutton, Hampshire, SO24 9SR	Refuse

Officer Presenting: Cameron Taylor

Public Speaking

Objector: None

Parish Council representative: Cllr Dave Quirk

Ward Councillor: Cllr Margot Power, Cllr Fiona Isaacs, Cllr Russell Gordon-Smith

Supporter: Michael Knappett

Update

Cllr Fiona Isaacs, Ward Councillor for Alresford and Itchen Valley, has made the following representation in support of the application.

I am one of the Cllrs for this ward and wish to give my support to this application. I would like it noted that as I sit on the Business and Housing policy committee, the need for more 3-bedroom homes, in my ward, has been a particular need for some time.

The local parish council (Bighton Parish Council) has also reviewed their needs for the parish and hopes to work with Hastoe building 2x2 bedroom and 2x3 bedroom homes for rent with one 2 beds for shared ownership.

We desperately need to encourage families into the area not only to ensure the economic prosperity, allow workers to remain in the area but ensure we keep our families in the village as they grow.

This particular couple is heavily invested in the local community and has done an exceptional job in making the renovations to this property as environmentally positive as possible.

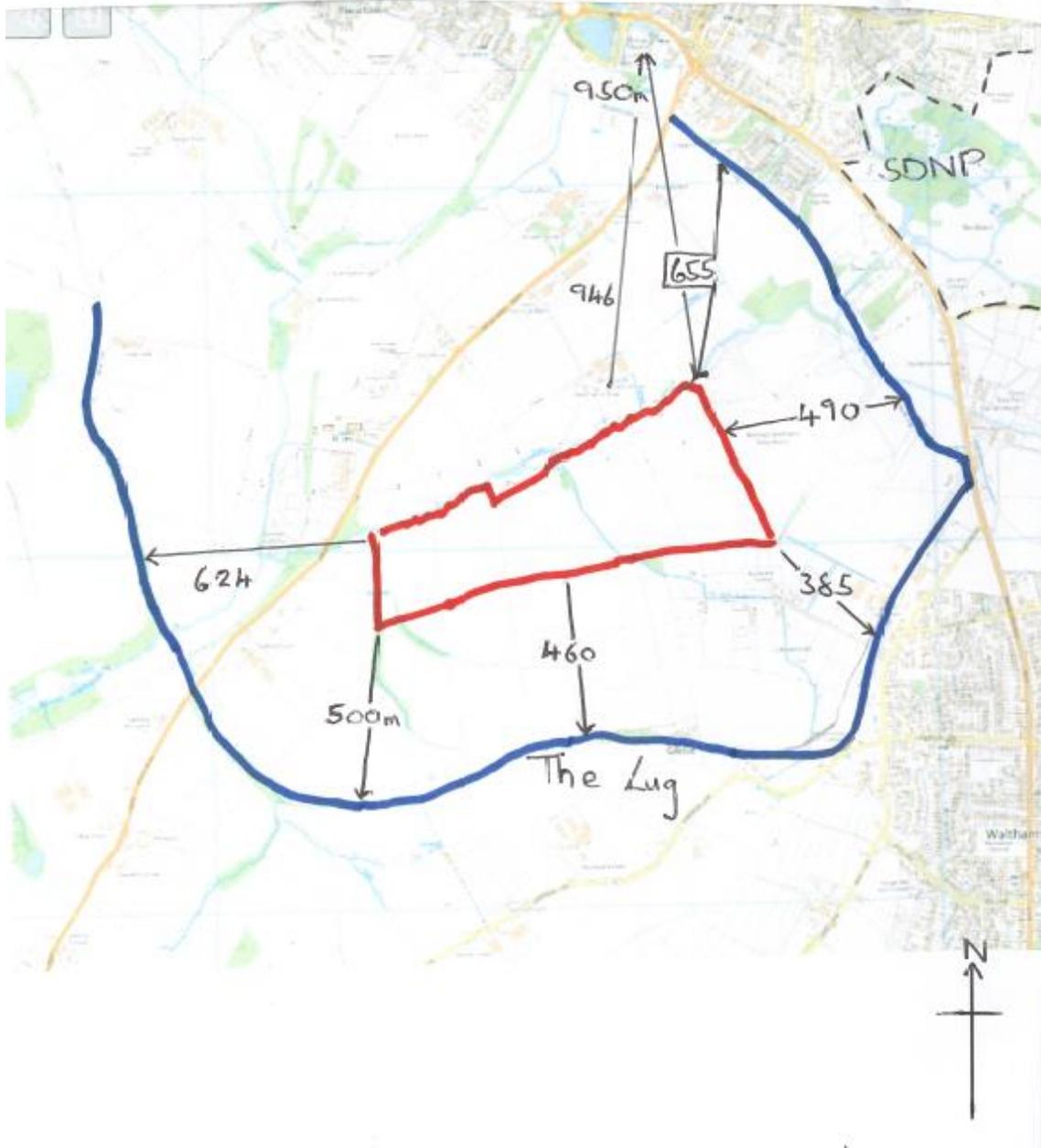
With the amended application this reduced size (under 150m2 with the total growth of the house only 45.63%) still allows for further environmental positive adaptations but also allows the couple to work from home effectively. With reduced carbon emissions and travel, this also fits nicely into the Local plan.

I urge the planning committee to please look favourably on this application. With a dwelling literally across the road being allowed twice the size of this application, sadly the DM3 did not apply there but was a prime opportunity to create a diversity in housing stock which is the overall intention of the DM3 policy.

This application will ensure the village has another 3-bedroom home still under the DM3 policy and ensuring that a family can stay in the village and work from their home so reducing carbon emissions.

LOCKS FARM APPLICATION REF 21/01391/FUL

PLAN SHOWING DISTANCES FROM SITE BOUNDARIES TO THE PARK LUG,
BISHOPS WALTHAM PALACE AND THE BOUNDARY OF THE SOUTH DOWNS
NATIONAL PARK



End of Updates

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