



Meeting	Planning Committee
Date and Time	Wednesday, 16th August, 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

The attached document, relating to the agenda item below was not available at the time the agenda was published.

Agenda Item.

4. Where appropriate, to accept the Update Sheet as an addendum to the Report (Pages 3 - 10)

(Update Sheet - 16 August 2023)

City Offices
Colebrook Street
Winchester
SO23 9LJ

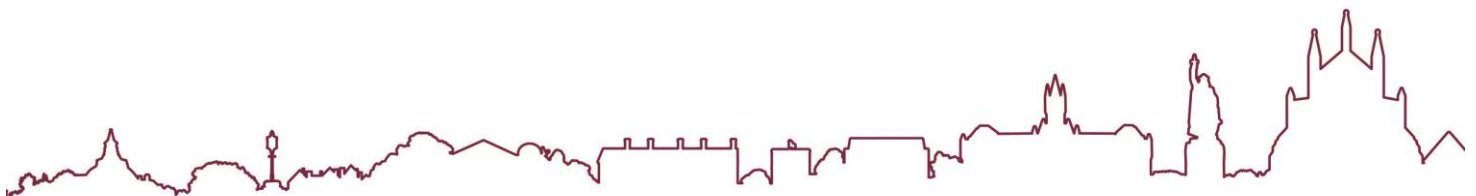
Laura Taylor
Chief Executive

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15 August 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	22/02812/FUL	Kingsgate Park, Kingsgate Road, Winchester	Permitted

Officer Presenting: Catherine Watson

Public Speaking

Objector: Patrick Morton and Caroline Powell

Parish Council representative: None

Ward Councillor: None

Supporter: Dr Tim Hands and Emma Barnett

Update

Additional conditions are required to ensure that the applicant:

- Adheres to the submitted Operational Management Plan which sets out how events that result in more significant traffic movements are to be managed.
- Provides confirmation that the proposed access is designed to the satisfaction of the highways authority.

The proposed conditions are as follows:

The boarding houses and artificial pitch hereby approved shall be managed in accordance with the Operational Management Plan contained in Appendix D of the revised Transport Assessment SMA Ref 6833/TA 02 dated March 2023 unless otherwise agreed in writing by the local planning authority. The Operational Management Plan shall be adhered to as long as the boarding houses and all-weather playing pitch are in use as hereby approved.

Reason: To ensure that larger sporting events or periods of expected heavy traffic are appropriately managed in the interests of highway safety.

Prior to the occupation / first use of the development hereby approved, full details of the site vehicular access works on St Cross Road as shown in principle on drawing Proposed Access Arrangements 6833.001 by Stuart Michael Associates shall be agreed with the County Council and implemented to the written satisfaction of the County Council.

Reason: In the interests of highway safety.

The **Revised Transport Assessment SMA Ref 6833/TA 02 dated March 2023** is also added to the list of approved documents in condition 2.

Item No	Ref No	Address	Recommendation
7	23/00240/FUL	Crowhurst Kennels, Sutton Wood Lane, Bighton, Hampshire, SO24 9SG	Refused
<p>Officer Presenting: Catherine Watson <u>Public Speaking</u></p> <p>Objector: None Parish Council representative: None Ward Councillor: None Supporter: Peter Young and Richard Bacon</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
8	22/01357/FUL	Stoke Common Farm, Bishopstoke Lane, Brambridge, Hampshire, SO50 6HX	Approved
<p>Officer Presenting: Jordan Wiseman</p> <p><u>Public Speaking</u></p> <p>Objector: None Parish Council representative: None Ward Councillor: Cllr Susan Cook Supporter: Norma Morris</p> <p><u>Update</u></p> <p>A report has been received from a local resident alleging to the council that the unit subject to this planning application has recently had business activity taking place which is operating out of the unit. The planning enforcement team are aware and will look into the report accordingly.</p> <p>This report does not alter the recommendation on this application. If the application is approved, appropriate conditions will ensure that the use of the building would be appropriate for a residential area.</p>			

Item No	Ref No	Address	Recommendation
9	23/01042/FUL	Trullingham Farm, Wintershill, Durley, Hampshire, SO32 2AH	Refused

Officer Presenting: Liz Young

Public Speaking

Objector: Jeanette Parker (including PowerPoint presentation)

Parish Council representative:

Ward Councillor:

Supporter: Sam Churcher (applicant)

Update

Trees

Tree Comments received 10 August 2023 raising concerns that in the absence of an arboricultural survey it would not be possible to rule out harmful impact upon trees in the front of the site.

A further reason for refusal is recommended as follows:

The proposed parking area would (in the absence of an arboricultural survey to demonstrate otherwise) potentially lead to the loss or deterioration of trees which are of notable amenity value. The proposed development would therefore be contrary to would be contrary to Policies DM15 and DM24 of the Winchester District Local Plan Part 2 - Development Management and Site Allocations and paragraph 174 of the National Planning Policy Framework 2021.

Drainage

Drainage comment received 10 August 2023

No objections subject to conditions

Highways

Further clarification received from Highways following on from formal comment stating the concerns raised within formal comment could reasonably be addressed through appropriately worded planning conditions

Item No	Ref No	Address	Recommendation
11	23/00283/HOU	16 Clausentum Road, Winchester, Hampshire, SO23 9QE	Approved

Officer Presenting: Cameron Finch

Public Speaking

Objector: Ann and Christopher Balfour (including PowerPoint presentation)

Parish Council representative: None

Ward Councillor: None

Supporter: Neil March

Update

No updates.

Item No	Ref No	Address	Recommendation
12	23/01334/HOU	Beech House, Upper Crabbick Lane, Denmead, Waterlooville, Hampshire	Approved

Officer Presenting: Cameron Finch

Public Speaking

Objector: None

Parish Council representative: Cllr Paula Langford-Smith

Ward Councillor: None

Supporter: None

Update

There has now been a total of 3 public objections raised in addition to the Denmead Parish Council's objection, instead of 2 (noted on page 205), but for similar reasons within the assessment.

The additional submissions do not alter the officer's recommendation.

An additional condition is proposed as follows to deal with the changes in levels in relation to the access:

No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site from School Lane to behind the proposed access within the site, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and amenity areas, hedges and trees.

Item No	Ref No	Address	Recommendation
13	TPO2335	Tree Preservation Order 2335 – Land adjacent to Silverlake Garage, Station Hill, Curdridge	Confirm TPO

Officer Presenting: John Bartlett

Public Speaking

Objector: Amy Dales
Parish Council representative: None
Ward Councillor: None
Supporter: None

Update

None

End of Updates

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