



Meeting	Planning Committee
Date and Time	Thursday, 12th December, 2024 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)

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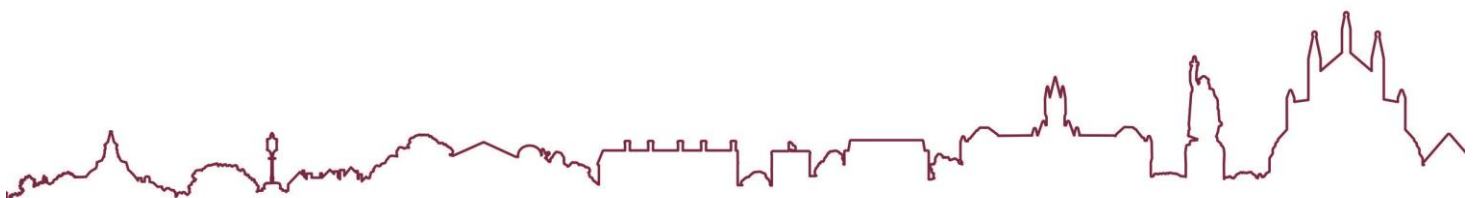
Laura Taylor
Chief Executive

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11 December 2024

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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	24/01547/FUL	Yettan, 72 Jacklyns Lane, Alresford, Hampshire, SO24 9LJ	Permit

Officer Presenting: Matthew Rutledge

Public Speaking

Objector: Tony Mott

Parish Council representative: Cllr Marilyn Weston

Ward Councillor: Cllr Claire Pinniger, Cllr Margot Power

Supporter: Oliver Kubicki

Update

An updated drawing (Unit 5 Proposed Plans & Elevations LWP-1223-P05 Revision B) has been received to amend a discrepancy between the ground floor plan and side elevations shown in the drawing. The previous version of the plan (Revision A) showed a ground floor side window, however, in the elevation no window was shown. Revision B now correctly shows the window in the side elevation. As the window was shown correctly on the floor plan, is on the ground floor, and is obscure glazed, additional publicity is not required.

Within the agenda reports pack, under the Neighbouring Amenity section, paragraph 6 on page 34 has been updated as follows:

4 Jacklyns Close shares its rear boundary with the north corner of the application site. Unit 5, the chalet bungalow, overlaps with the boundary of 4 Jacklyns Close by approximately 1.8m. This leaves the remaining 15m width of the garden boundary of number 4 unimpacted by the proposed development. Unit 5 has one rooflight in its north elevation, however, this serves a bathroom and has been marked on the plans as being obscure glazed. **Unit 5 also has one ground floor window in its north elevation, again, this serves a bathroom and is marked on the plans as being obscure glazed.** As such, there are no views created towards number 4 that would negatively impact on its privacy. At its closest point, unit 5 is over 5m from the shared boundary with number 4. New tree planting is again proposed along the shared boundary. Given this, and the small amount of overlap with the building itself, it is not considered that 4 Jacklyns Close is negatively impacted by the development in terms of loss of light, or development of an overbearing nature.

Within paragraph 7 on page 34 the previous sentence addressing potential overlooking towards the neighbour 3 Jacklyns Close, has been updated to read:

As mentioned above, unit 5 has one obscure glazed rooflight **and one obscure glazed ground floor window in its north elevation facing towards 3 Jacklyns Close. As the windows are frosted,** there are no views possible towards number 3.

As a point of clarification, an additional drawing has been received that shows site levels overlaid onto the previously received drawing Proposed Rear Street Scene & Bin Store. The newly received version is Revision D.

As a result of the above, condition 2 has been updated to show the revised drawing numbers:

The development hereby approved shall be constructed in accordance with the following plans:

Proposed Site Layout, Block Plan & Site Location Plan LWP-1223-P01
Revision C
Proposed Site Comparison & Site Dimension Plan LWP-1223-P02
Revision C
Units 1 & 2 Proposed Plans & Elevations LWP-1223-P03 Revision A
Units 3 & 4 Proposed Plans & Elevations LWP-1223-P04 Revision A
Unit 5 Proposed Plans & Elevations LWP-1223-P05 **Revision B**
Existing & Proposed Street Scene LWP-1223-P06 Revision A
Proposed Site Section (SE-NW) LWP-1223-P09
Proposed Rear Street Scene & Bin Store LWP-1223-P07 **Revision D**

Reason: In the interests of proper planning and for the avoidance of doubt.

Condition 15 has been updated in order to include the restriction of additional classes of Part 1, Schedule 2 of the General Permitted Development Order. In addition, the reason for the condition has been amended. (amendments in bold) as follows:

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by **Classes A, AA, B, C, D, E, F and G** of Part 1; of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To ensure that the development is proportionate to the site in order to protect the **amenities of the neighbouring properties and wider locality and to maintain a good quality environment in accordance with DM15 and DM16.**

Condition 5, relating to hard and soft landscaping, has been updated to include the following wording added in bold:

Soft landscaping works shall include:

- **Management and maintenance plan.**

Hard landscaping works:

-All boundary treatment - **including the use of brick walls to the entrance to the site and bounding parking areas.**

An additional condition 16 will be included as follows:

The hedges as shown marked as 'hedge to be retained' in Site Comparison Plan on drawing number LWP-1223-P02 Revision C to the front of the site shall be retained and maintained at a height of 2m, and to the north east of the site at a height of 1.8m, or at heights as otherwise agreed in writing with the local Planning Authority, for the lifetime of the development.

If 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.

Reason: To maintain the visual amenities of the application site and character of the area and in the interest of the neighbouring amenities, in accordance with policies DM15 and DM17.

Additional condition

Obscured glazing.

The hereby permitted ground floor window and roof light, both in the north east elevation of Unit 5 and as shown on drawing LWP-1223-P05 Revision B, shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties.

Item No	Ref No	Address	Recommendation
7	24/01697/FUL	Firgrove, 65 Anmore Road, Denmead, Waterlooville, Hampshire, PO7 6NT	Permit

Officer Presenting: Joe Toole

Public Speaking

Objector: Brian Simpson, Shirley Simpson, Timothy Beazley (with presentation)

Parish Council representative: Cllr Martin Clay

Ward Councillor: None

Supporter: Philip Dudley (agent)

Update

1. A revised Site Section Plan provided. This was requested as a point of clarification based on existing drawings and therefore an additional publicity period is not necessary.
2. The additional site plan mentioned above has been included within the approved plans condition (condition 2):
 - Proposed Site Section Plan 26 REV B
3. Correspondence from neighbouring residents has been received and sent to members.

Officer response:

Surface Water

There is a general hierarchy when dealing with onsite drainage solutions. In this instance the top of the hierarchy is used in the form of Sustainable Urban Drainage Systems. This is usually secured by final design conditions which ensures infiltration testing can handle surface water on the site and be prepared for 1:100 years flood events plus consideration of climate change.

Foul Water

Southern Water is the foul provider in this area. They were consulted as a statutory consultee raising no objection to the proposed development. The developer would be expected to complete any upgrade works to be able to accommodate the development. This is usually subject to SW legal agreements and also confirmed by the drainage condition should an application be successful.

Condition 14 is amended to read (amendments in bold):

- 14 Prior to the commencement of development hereby approved, details of surface and foul water drainage works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Before these details are submitted an assessment shall be carried out of the potential for disposing of surface and foul water by means of a sustainable drainage system and the results of the assessment provided to the LPA. Where a sustainable drainage

scheme is to be provided the submitted details shall:

a. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

b. provide a management and maintenance plan for the lifetime of the development to secure the operation of the scheme throughout its lifetime.

Prior to the occupation of the buildings hereby approved the surface **and foul** water drainage works shall be carried out and shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan

Reason: To ensure satisfactory provision of surface and foul water drainage in a sustainable way.

4. For clarity, the Permitted Development Rights removed under condition 14 are:

A – enlargement, improvement or other alteration of a dwellinghouse

AA- enlargement of a dwellinghouse by construction of additional storeys

B – additions etc to the roof of a dwellinghouse

C – other alterations to the roof of a dwellinghouse

D – porches

E – buildings etc incidental to the enjoyment of a dwellinghouse

F – hard surfaces incidental to the enjoyment of a dwellinghouse

G – chimneys, flues, etc on a dwellinghouse

In addition, the reason for condition 14 has been amended (amendments in bold)

Reason: To ensure that the development is proportionate to the site in order to protect the **amenities of the neighbouring properties and wider locality and to maintain a good quality environment in accordance with DM15 and DM16.**

For clarification update to condition 15 to read as follows:

15 A detailed scheme for **hard and soft landscaping**, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences above slab level, devised by an appropriately trained consultant. The scheme shall specify species, density, planting, size and layout.

The scheme approved shall be carried out in the first planting season following the first 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.

Reason: To improve the appearance of the site in the interests of visual amenity.

Item No	Ref No	Address	Recommendation
8	24/00337/FUL	Land at the Elms, Tanners Lane, Denmead, Hampshire	Refuse

Officer Presenting: Rose Chapman

Public Speaking

Objector: Phillip Harrison (with presentation), Keith Hayward

Parish Council representative: Cllr Martin Clay

Ward Councillor: None

Supporter: Michael Knappett

Update

1. Additional information in regard to BNG has been submitted on the 5th December.

This confirms that the proposal would result in a loss of 30.13% of habitat on site and an increase of 12.95% in hedgerow. The application would therefore not meet the requirement of 10% biodiversity net gain on site and therefore off site mitigation would be required.

It is not considered that this is sufficient to remove reason for refusal 3.

2. Further correspondence has been received from the applicant on 11 December 2024 regarding reason for refusal 2. For clarity, additional information in the form of an ecological statement was submitted 1st August and was assessed by the Council's Ecologist. It was found that this information did not fully address previous concerns raised leading to reason for refusal 2.

3. An additional comment has been submitted by the Anmore Action Group in regard to:

- Flooding and drainage
- Unsuitable access
- Unacceptable change to the rural character of the area
- Use of pumping station for foul removal due to energy needed to function.

Officer response:

Surface Water

There is a general hierarchy when dealing with onsite drainage solutions. In this instance the top of the hierarchy is used in the form of Sustainable Urban Drainage Systems. This is usually secured by final design conditions which ensures infiltration testing can handle surface water on the site and be prepared for 1:100 years flood events plus consideration of climate change.

Foul Water

Southern Water is the foul provider in this area. They were consulted as a statutory consultee raising no objection to the proposed development. The developer would be expected to complete any upgrade works to be able to accommodate the development. This is usually subject to SW legal agreements and also confirmed by the drainage condition should an application be successful.

Access

This has been assessed under the 'Impact on the Character and Appearance of the Area' and 'Sustainable Transport' sections of the Officer Report Pages 177, 178 179 and 180 of the officer report pack.

Rural character

This has been addressed under the 'Impact on the Character and Appearance of the Area'. Pages 177 and 178 of the officer report pack.

4. An additional letter has been received from the agent asking members to defer making a decision on the application. It is the Officer's view that there are a number of issues that have been raised and discussed at length with the agent and applicant and, as laid out in the report, no satisfactory solution has been submitted.

5. Amendment to Reason for Refusal 1 (amendments in bold):

1. The proposed development is contrary to Policy 2(ii) of the Denmead Neighbourhood Plan, Policies MTRA2, CP10 and CP13 of the Local Plan Part 1 and DM15, DM16, DM18 and DM23 of the Local Plan Part 2 in that it:

- presents an unacceptable cramped layout due to the use of Tanners Lane for access and the removal of part of the allocation site and the constraints this introduces. The layout, **siting** and density fail to take account of the site's countryside setting and local context and do not provide an appropriate landscape buffer to Tanners Lane.
- would result in a loss of tranquillity to the surrounding rural area which would be **exacerbated** by the works to Tanners Lane. The changes required to Tanners Lane to make the proposed access acceptable would also result in the **erosion** of the rural character to the detriment of the character of the area and the rural setting of the village.
- has a constrained layout and isolated access to the site, therefore, additional parking on the site for visitors and residents with additional cars beyond the SPD requirements would lead to over-spill parking that cannot be accommodated on the site or the surrounding rural lanes.

6. Following submission of additional information on 29th November comments from the Landscape architect were received:

Thank you for consulting Landscape. A block plan and an illustrative landscaping plan (Deacon design DD635L01 Rev C) and a 'Proposed Landscape Strategy' (Vivid 220036 20) have been submitted. Despite some encouraging discussion around alternative layout options in September 2024, when comments were provided, all of these plans now exhibit the same layout which was submitted in April 2024, which has received both Urban Design and Landscape (and Ecology) consultee comments (April 2024) which question the approach taken to developing this small site. Consequently, the earlier Landscape comments (29th April) still stand, and I would refer the case officer to these. If however the case officer is minded to permit this application then it is recommended that it is made a condition that the development must substantially accord with the Illustrative Landscaping

Plan (Deacon Design DD635L01 Rev C).
WCC Landscape, 11/12/2024.

Item No	Ref No	Address	Recommendation
9	24/01751/FUL	Land Adjacent to the Farmers Home, Heathan Street, Durley, Hampshire	Permit

Officer Presenting: Ethan Townsend

Public Speaking

Objector: Gill Mulley

Parish Council representative: None

Ward Councillor: Cllr Ritchie Latham

Supporter: Louise Cutts (agent)

Update

1. Additional comments have been received from Natural England noting that they have No Objection to the application subject to appropriate mitigation being secured.
2. Wording of Condition 3 to be amended as follows (amendments in bold):

The tourist accommodation hereby permitted shall be used for holiday accommodation only which shall be limited to any one occupier occupying any unit for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks.

*A register of the names of the occupiers of the unit, **their primary home address and** arrival and departure dates shall be kept by the developer and shall be produced to the Local Planning Authority upon reasonable notice.*

Reason: To accord with the terms of the application since the site lies within an area where residential properties would not normally be permitted.

Item No	Ref No	Address	Recommendation
10	23/02638/OUT	Land between Park View and Forest Gate, Forest Lane, Wickham, Hampshire	Permit

Officer Presenting: Liz Young

Public Speaking

Objector: Simon Rustell, Charles Gale

Parish Council representative: None

Ward Councillor: None

Supporter: Ian Donohue (agent)

Update

1. Wording of Condition 5 to be amended as follows (amendments in bold):

*The tourist accommodation hereby permitted shall be used for holiday accommodation only which shall be limited to any **one** occupier occupying any unit for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks.*

*A register of the names of the occupiers of the unit, **their primary home address and** arrival and departure dates shall be kept by the developer and shall be produced to the Local Planning Authority upon reasonable notice.*

Reason: To accord with the terms of the application since the site lies within an area where residential properties would not normally be permitted.

2. Wording of Condition 4 to be updated as follows:

*4. Plans and particulars showing the detailed proposals for all the following aspects the development (hereinafter called "the reserved and other matters" shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced **or site clearance undertaken**. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.*

Reserved and other matters: -

(a) The layout and design (external appearance and scale) of all buildings, (detailed elevations and floor plans) including the colour and texture of external materials to be used together with samples of all external facing and roofing materials (to be informed by relevant ecological assessments undertaken on the site)

(b) Full detailed proposals for the disposal of foul and surface water (including package treatment plant siting, performance and specification)

(c) The provision to be made for the access, parking, turning, loading and unloading of vehicles –

(d) The provision to be made for the storage and disposal of refuse

(e) The finished levels, above ordnance datum, of the ground floor of the proposed

*building(s), and their relationship to the levels of any existing adjoining buildings
(f) Transect and static bat detector surveys to assess the effects of bats and to
inform the detailed design of the development*

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

3. For clarification, an outline planning application also needs to indicate the area of area where access points to the development will be situated. This has been demonstrated within the submission. The final details of the access arrangements will form part of the future Reserved Matters application.
4. An additional public comment has been received and uploaded to the public file. The matters raised have been considered in the officers report and do not alter the recommendation.

End of Updates