

Public Document Pack



Winchester
City Council

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| Meeting | Planning Committee |
| Date and Time | Wednesday, 5th February, 2025 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 - 12)

(Update Sheet for Planning Committee held on 5 February 2025)

City Offices
Colebrook Street
Winchester
SO23 9LJ

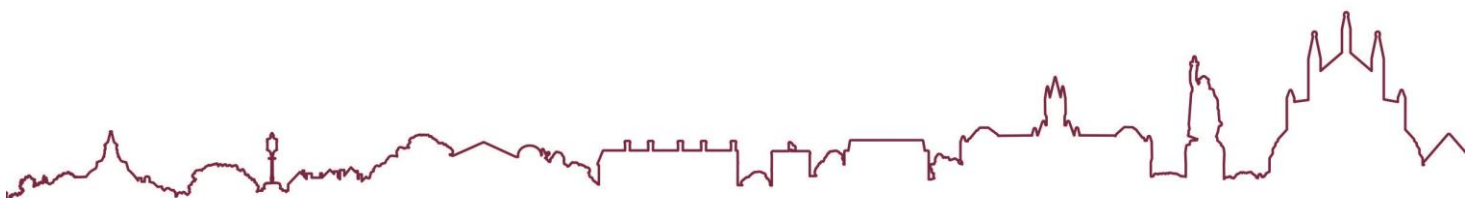
Laura Taylor
Chief Executive

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04 February 2025

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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 |
|---------|--------------|---|----------------|
| 06 | 23/02001/FUL | Berewecke Court Nursing Home, Berewecke Road, Winchester | Permit |

Officer Presenting: Megan Osborn

Speaking

Objector: Peter Richards, Mark Robinson

Parish Council representative: None

Ward Councillor: None

Supporter: Daniel Wiseman

Update

Change to the plan condition

2. The development hereby permitted shall be carried out in accordance with the plans listed below unless otherwise agreed in writing by the local planning authority:

- Location Plan: 3176-APLB-XX-XX-DR-A-1000_P5
- Location Plan with Tree Survey: 3176-APLB-XX-XX-DR-A-1001_P5
- Location Plan with Topography: 3176-APLB-XX-XX-DR-A-1002_P4
- Proposed Site Plan: 3176-APLB-XX-XX-DR-A-1003_P7
- Proposed Block Plan: 3176-APLB-XX-00-DR-A-1004_P5
- GA Plan Proposed Ground Floor: 3176-APLB-XX-00-DR-A-2000_P14
- GA Plan Proposed First Floor: 3176-APLB-XX-01-DR-A-2001_P9
- GA Plan Proposed Second Floor: 3176-APLB-XX-02-DR-A-2002_P9
- GA Plan Proposed Roof Level: 3176-APLB-XX-03-DR-A-2003_P5
- Proposed Bin Store & Substation: 3176-APLB-XX-XX-DR-A-2010_P5
- Proposed West Elevation: 3176-APLB-XX-XX-DR-A-3000_P9
- Proposed East Elevation: 3176-APLB-XX-XX-DR-A-3001_P10
- Proposed North Elevation: 3176-APLB-XX-XX-DR-A-3002_P8
- Proposed South Elevation: 3176-APLB-XX-XX-DR-A-3003_P9
- Proposed Elevation Bay – Type A: 3176-APLB-XX-XX-DR-A-3020_P2
- Proposed Bay Elevation Type B & Section through Balcony: 3176-APLB-XX-XX-DR-A-3021_P3
- Proposed Elevation Bay – Type C: 3176-APLB-XX-XX-DR-A-3022_P3
- Proposed Contextual Street Elevation with Existing Building Outline: 3176-APLB-XX-XX-DR-A-3040_P4
- Proposed Contextual Street Elevation: 3176-APLB-XX-XX-DR-A-3041_P1

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

Change to condition 7

Prior to the commencement of the development hereby permitted above damp-

proof course level, detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use (110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of a 'design stage' Standard Assessment Procedure (SAP) calculation and a water efficiency calculator shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2018 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

Amendment to remove repetition in condition 19.

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

Reason: to ensure protection and long term viability of retained trees and to minimise impact of construction activity.

Change to the wording of condition 20.

Following the removal of the trees hereby consented, new trees shall be planted as shown in the planting plan ref:- BER-UBU-XX-XX-DR-L-3000 P06 provided by UBU design and within a period of 2 years. Planting of the new trees shall take place during the planting season between November and February. If, within a period of 2 years from the date of planting, the trees (or any other trees planted in replacement for them) are removed, uprooted, destroyed or die, new trees of the same size and species shall be planted at the same place, or in accordance with any variation for which the local planning authority give their written consent.

Reason: To maintain the tree cover and the contribution that trees make to the character and amenity of the area.

Amend condition 22.

Prior to the occupation of the development hereby permitted a parking management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include the allocation of bays for the housing sold with permission to park, and details of the parking for delivery vehicles and an enforcement strategy for any unpermitted parking. The approved details shall be fully implemented for the lifetime of this use before development commences.

Reason: To take account of the limited parking provision for the site and to ensure that the operation of the site is undertaken to minimize its impact on the surrounding area, its residents and the local highway network.

Further objection from Mr and Mrs Parker – 1 Berewecke Close dated 29th January 2025.

Comment from Mr Farey – 9 Berewecke Close in relation to the parking in Berewecke Close and a request for double yellow lines.

Additional note from Environmental Protection:

At the time of our comments, in October 2023 and April 2024 we did not have knowledge of the Padel courts at the adjacent site. That said, the existing Padel courts are sited to the rear of the application site, with the apartments at the very back of the proposed site in very close proximity of the padel courts. Investigation of reports of noise from the padel courts have resulted in a Statutory Nuisance being found and Environmental Protection are serving an Abatement Notice, as required by the Environmental Protection Act 1990. We will be working with the Club in order to resolve this issue.

With regard to this proposal, regarding the impact of the existing padel use on the proposed residents of the apartments, I note there is no outside space shown for residents at the very rear of the site. As a result, in my opinion it would be acceptable to apply a 'pre-commencement' condition to any granted planning permission to require that a noise impact assessment is carried out, considering the impact of the Padel Courts (and the wider tennis club) to ensure that internal noise levels within the proposed apartments are acceptable.

ACOUSTIC REPORT NOTE

Further details of our expectations regarding noise levels and assessments can be found at <https://www.winchester.gov.uk/planning/other-guidance>

Pre-commencement justifications

Such proposals may require alterations to the detailed layout and agreement to proposed mitigation measures (acoustic fences/bunds etc). These therefore need to be agreed before development commences.

Additional Condition:

Prior to commencement of the development hereby permitted, full details demonstrating how noise sensitive premises will be suitably protected from external noise or vibration shall be submitted to and approved in writing by the Local Planning Authority.

Development must then continue in accordance with the approved details. Any mitigation measures must be in operation prior to the occupation of the development.

Reason:

To ensure acceptable noise levels within noise sensitive premises are maintained.

| Item No | Ref No | Address | Recommendation |
|--|--------------|--|----------------|
| 07 | 23/02848/FUL | Land Adjacent to The Running Horse, Main Road, Littleton | Permit |
| <p>Officer Presenting: Cameron Taylor Public Speaking Objector: None Parish Council representative: John Biddlecombe Ward Councillor: None Supporter: Richard Osborn, Nick Culhane</p> <p><u>Update</u> None</p> | | | |

| Item No | Ref No | Address | Recommendation |
|---|--------------|-------------------------------------|----------------|
| 08 | 23/02918/FUL | Land North of The Avenue, Alresford | Permit |
| <p>Officer Presenting: Cameron Taylor Public Speaking Objector: Tim Blockley, Orlando Rooker-Roberts Parish Council representative: None Ward Councillor: Cllr Margot Power, Cllr Russell Gordon-Smith Supporter: Ed Daniel</p> <p><u>Update</u> Update the Supporting representation section with the below: “6 Supporting Representations received from different addresses from within the Winchester District citing the following material planning reasons:</p> <ul style="list-style-type: none"> • Need for this type of facility in the area • Safety <ul style="list-style-type: none"> ○ Provides a safe location for dogs to run off leash • Impact on farming of non-enclosed dog walking <ul style="list-style-type: none"> ○ Run loose across food and drink crops <ul style="list-style-type: none"> ▪ Chasing livestock ▪ Diversification of the land for farmers ▪ Mental health benefits to users” | | | |

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| Item No | Ref No | Address | Recommendation |
|--|--------------|----------------------------------|----------------|
| 09 | 24/02249/HOU | 8 Culverwell Gardens, Winchester | Permit |
| <p>Officer Presenting: Ethan Townsend Public Speaking Objector: Martin Holmes Parish Council representative: None Ward Councillor: None Supporter: Alexandra Webb, Daniela Salgado Silva</p> <p><u>Update</u> Southern Planning Practice letter received 31/01/2025 not error in representations calculation, acting on behalf of the applicant.</p> <p>The report is amended to: 7 objecting representations have been received on this application.</p> <p>Further group objection from 5 properties on Culverwell Gardens and 1 Century's End, was received on 30/01/2025. Comments identify concern over the shadow study and identify that a previous application on the terrace have had conditions requiring matching brick material.</p> <p>Condition 2 on application 17/00800/HOU reads as follows: "<i>The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 11 (materials) of the associated application forms</i>"</p> <p>In that case matching brickwork was proposed and deemed to be acceptable. Applications are determined on a case-by-case basis.</p> <p>Condition 3 has been updated to read as follows:</p> <p>3. Notwithstanding the annotations detailing the proposed materials on the Proposed Plans and Elevations (082001_Rev A, received 27/11/2024) and the materials specified within the 'Materials' section of the application form, the proposed cladding is not approved.</p> <p>No development shall take place until a Materials Schedule (and samples if requested) demonstrating the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Development must be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the development presents a satisfactory and high-quality</p> | | | |

appearance in the interests of the amenities of the area.

Email communication received concerning receipt and advertisement of shadow analysis.

During the course of the application, the case officer visited the site to make an on-site assessment of the impacts upon neighbouring amenity (overshadowing, overlooking, etc). This assessment on-site forms the basis for a decision on these matters. The shadow study serves as a point of clarification submitted and compiled by the applicant. Given that the document is clarification material and not an amendment, there is no duty to re-advertise.

| Item No | Ref No | Address | Recommendation |
|---------|--------------|-------------------------------|----------------|
| 10 | 24/02511/HOU | 4 Abbots Ann Road, Winchester | Permit |

Officer Presenting: Charlotte Smith

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: None

Supporter: None

Update

For clarity – The applicant is an Elected Member of Winchester City Council and the Cabinet Member for Climate Emergency. This is the reason this application is being heard at Planning Committee.

On page 168 of the Committee Report, it states that there are no windows on the side elevation of No. 2 Abbots Ann Road facing the application site. There is in fact a first floor window on side of No. 2 Abbots Ann Road facing the application site. However, this is an obscure-glazed window serving a bathroom and it is not considered that it affects the assessment of the heat pump upon neighbouring amenity and the conclusions remain that there will be no adverse impact on residential amenity arising from the proposal.

| Item No | Ref No | Address | Recommendation |
|---------|--------------|--|----------------|
| 12 | 24/01868/FUL | Five Oaks Farm, Winchester Road, Shedfield | Permit |

Officer Presenting: Liz Young

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: Cllr Sudhakar Achwal

Supporter: Samual Hiscock

Update

None

| Item No | | Address | |
|--|-------------------|------------------------------|--------|
| 13 | SDNP/23/04351/FUL | Land at High Street, Twyford | Permit |
| <p>Officer Presenting: Lisa Booth</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: Chris Corcoran, Waine Lawton Ward Councillor: Cllr Susan Cook Supporter: Robert Tutton</p> <p><u>Update</u> Further comments have been made by Twyford Parish Council and 2 neighbours at Colleton House.</p> <p>Twyford Parish Council have made comments about 'cumulative development' and the impact of that on the Settlement Gap shown in Twyford Neighbourhood Plan policy LHE1. Cases of particular relevance are:</p> <p>SDNP/22/04058/FUL – The Sanctuary – This is on the opposite side of the road, the application has not been decided and is to replace 5 yurts with the same amount of accommodation.</p> <p>SDNP/21/05173/FUL – Hare Farm – Site to the south of the site for the formalisation of existing Certificated Caravan and Camping Club Site to provide twenty permanent grass pitches and to allow for occasional rallies to be held for up to 50 caravans to be restricted to members of recognised clubs and organisations for caravanners and campers. This is also undecided and will be a formalisation of the current activity that takes place on the land.</p> <p>SDNP/22/02181/FUL and SDNP/22/02180/FUL to the south of the site. Conversion of buildings to tourist accommodation was permitted as members did not think that the impact of the proposals on the protected gap was not so significant as to justify a reason for refusal. However, it was considered that the new eco-pods would <i>'have an unacceptable and harmful impact on the open and undeveloped nature of the landscape between Twyford and Colden Common. The development would compromise the integrity of the gap cumulatively with other existing and proposed developments and would therefore be contrary to Policy LHE1'</i> and was subsequently refused by SDNPA Committee Members.</p> | | | |

When assessing the proposal the character of the area is taken into consideration and what harm the proposal will have in relation to other development proposed or existing within the 'gap' between Twyford and Colden Common and whether the proposed development would 'diminish the gap'. Although each case was not cited within the main officer report, consideration was given when making the assessment. Please refer to paragraphs within 'Principle of Development' section of the main report for further analysis.

2 further letters have been received from occupiers at Colleton House to the north of the site regarding further clarification on:

- Commercial use definition – This could include commercial livery yards (DIY livery) and riding schools – None of these are being undertaken and the application has been assessed on a personal use and condition applied to ensure this (Condition 4). If any commercial use is required in the future, then this will require planning permission and will be assessed at the time.
- Area of land available to horses – This has been explained in the third paragraph under 'Principle of Development' in the officer report.
- Impact on trees by the removal of the existing stable – WCC Tree Officer reviewed further information submitted by the applicant's agent and subsequently withdrew their initial objection regarding possible impact to the trees at the entrance, which confirms that the existing access will not need to be widened, subject to the arboricultural report and tree protection plan being conditioned. (See condition 15)
- Protective fencing and ground protection will be in place along the northern boundary to protect tree roots during construction.

| Item No | | Address | |
|---|--------------|-------------------------------|--------|
| 14 | 24/02006/TPO | 20 Hazel Close, Colden Common | Permit |
| <p>Officer Presenting: John Bartlett</p> <p><u>Public Speaking</u> Objector: Diana Watts Parish Council representative: Maggie Hill Ward Councillor: None Supporter: None</p> <p><u>Update</u></p> <p>Further to closer examination of our GIS maps, it has been noted that the TPO reference given is wrong. The TPO reference on the GIS maps should be TPO1212 T1 and not T2. Amended maps have been added at the end of the presentation.</p> | | | |

End of Updates