



<b>Meeting</b>	Planning Committee
<b>Date and Time</b>	Wednesday, 16th July, 2025 at 9.30 am.
<b>Venue</b>	Walton Suite, Guildhall Winchester and streamed live on YouTube at <a href="http://www.youtube.com/winchestercc">www.youtube.com/winchestercc</a>

### 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 - 8)

City Offices  
Colebrook Street  
Winchester  
SO23 9LJ

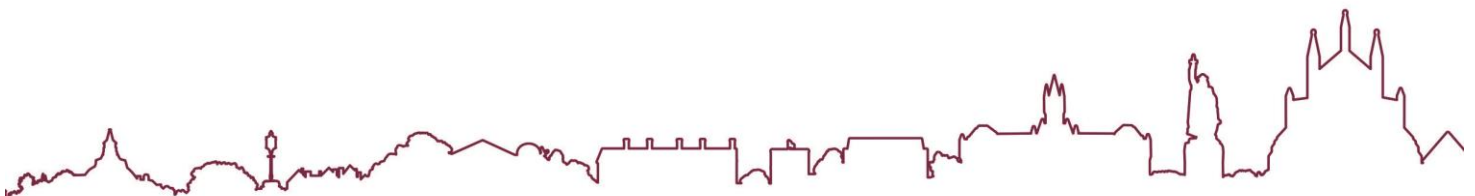
**Laura Taylor**  
**Chief Executive**

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15 July 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.**

Item No	Ref No	Address	Recommendation
06	23/02001/FUL	Berewecke Court Nursing Home	Approve
<p><b>Officer Presenting:</b> Megan Osborn</p> <p><b>Speaking Objector:</b></p> <p><b>Ward Councillor:</b> Cllr. Morris</p> <p><b>Supporter:</b> Daniel Wiseman</p> <p><u>Update</u></p> <p><u>Comments received (10.7.25) from the Winchester Racquets and fitness (WRF) club –</u></p> <p><i>‘The removal of the Juliet balconies from the rear elevation, the introduction of enhanced thermal glazing and the erection of an acoustic barrier along with the norther boundary area all positive features in mitigating the noise impact from the padel courts and potential complaints from future residents’</i></p> <p><i>‘It is noted that the proposed ventilation strategy will enable residents to comfortably occupy the dwellings without the need to open windows. Provided the implementation of this ventilation strategy is appropriately secured as a condition of any condition alongside the enhanced thermal glazing, WRF would have sufficient assurance that the noise from the padel courts unlikely to result in a claim of statutory nuisance. It is on this basis that WRF have made the decision not to formally object to the application’.</i></p> <p><u>Clarification</u></p> <p>In order to clarify the ‘building ventilation strategy and overheating assessment’ referred to through the report is that referred to in condition 24 ‘overheating analysis’.</p> <p><u>Further update to condition 2 – Change the site plan revision number.</u></p> <p>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:</p> <ul style="list-style-type: none"> <li>• Location Plan: 3176-APLB-XX-XX-DR-A-1000_P5</li> <li>• Location Plan with Tree Survey: 3176-APLB-XX-XX-DR-A-1001_P5</li> <li>• Location Plan with Topography: 3176-APLB-XX-XX-DR-A-1002_P4</li> <li>• Proposed Site Plan: 3176-APLB-XX-XX-DR-A-1003_P8</li> <li>• Proposed Block Plan: 3176-APLB-XX-00-DR-A-1004_P5</li> <li>• GA Plan Proposed Ground Floor: 3176-APLB-XX-00-DR-A-2000_P17 GA</li> <li>• GA Plan Proposed First Floor: 3176-APLB-XX-01-DR-A-2001_P12 GA</li> <li>• GA Plan Proposed Second Floor: 3176-APLB-XX-02-DR-A-2002_P13</li> <li>• GA Plan Proposed Roof Level: 3176-APLB-XX-03-DR-A-2003_P9</li> <li>• Proposed Bin Store &amp; Substation: 3176-APLB-XX-XX-DR-A-2010_P5</li> <li>• Proposed West Elevation: 3176-APLB-XX-XX-DR-A-3000_P12</li> </ul>			

- Proposed East Elevation: 3176-APLB-XX-XX-DR-A-3001\_P13
- Proposed North Elevation: 3176-APLB-XX-XX-DR-A-3002\_P11
- Proposed South Elevation: 3176-APLB-XX-XX-DR-A-3003\_P10
- 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
- **Section through the northern boundary – BER-UBU-XX-XX-DR-L-1000-P1**
- **Landscape layout – BER-UBU-XX-XX-DR-L-P10**

Item No	Ref No	Address	Recommendation
07	24/02402/OUT	Anthill Farmlands	Refuse
<p><b>Officer Presenting:</b> Rose Chapman</p> <p><b><u>Public Speaking</u></b></p> <p><b>Objector:</b></p> <p><b>Parish Council representative:</b> Cllr. Clay</p> <p><b>Ward Councillor:</b></p> <p><b>Supporter:</b> Andrew Burgess</p> <p><b><u>Update</u></b></p> <p><b>None</b></p>			

Item No	Ref No	Address	Recommendation
08	24/00715/FUL	Arle Barns	Approve
<p><b>Officer Presenting:</b> Matthew Rutledge</p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> Ina Tillett  <b>Town Council representative:</b>  <b>Ward Councillor:</b>  <b>Supporter:</b> Richard Osborn</p> <p><b><u>Update</u></b>  The applicant has requested minor changes to a number of conditions relating to the commencement of development. In this instance the changes are considered to be acceptable. The conditions that have been amended are listed below with the alteration in bold.</p> <p>3. No development <b>above damp proof course</b> shall take place until details and samples of 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. Development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.</p> <p>5. <b>Prior to occupation of the dwelling hereby permitted</b> full details of the lighting plan for the site, including positioning on the building, level of luminance, direction of lighting and details of any motion sensors or timers <b>shall be</b> submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.  Reason: To ensure that bats and other nocturnal species are not adversely impacted by the lighting.</p> <p>6. A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development, <b>other than demolition and site clearance</b>. This shall include details and locations of any enhancement provisions (such as bird or bat boxes or native species rich planting). The biodiversity enhancement provisions shall be sited prior to the development coming into its intended use and retained thereafter.  Reason: To maintain and protect biodiversity.</p> <p>7. No development, <b>other than demolition and site clearance</b>, 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 and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.</p>			

8.a. Prior to the commencement of the development hereby permitted, **other than demolition and site clearance**, 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.

Item No	Ref No	Address	Recommendation
09	SDNP/21/02445/FUL	Hayfield, Bourne Fields	Approve
<p><b>Officer Presenting:</b> Lisa Booth</p> <p><b><u>Public Speaking</u></b></p> <p><b>Objector:</b></p> <p><b>Parish Council representative:</b> Cllr. Corcoran</p> <p><b>Ward Councillor:</b> Cllr. Bailey-Morgan</p> <p><b>Supporter:</b></p> <p><u>Update</u></p> <p><u>Additional Condition</u></p> <p>16. A Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This shall include storage of any equipment/machinery/materials/chemicals, dust suppression, construction vehicle parking, waste/construction material disposal, noise/visual/vibrational impacts and lighting.</p> <p>Reason: To protect the amenities of the area.</p> <p>6 further letters of objection (previously commented, no net increase)</p> <ul style="list-style-type: none"> <li>- Plans look the same/can't understand impact on neighbouring properties</li> <li>- Out of keeping with rest of road/should be of individual design</li> <li>- Impact on theirs and neighbours view</li> <li>- Impact on neighbouring amenities</li> <li>- Damage privately maintained road</li> <li>- Financial concerns insufficient to build second property of same size</li> <li>-Not in accordance with policy</li> </ul>			

**End of Updates**

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