



Meeting Planning Committee

Date and Time Thursday, 16th August, 2018 at 9.30 am.

Venue Walton Suite, Guildhall, Winchester

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

Agenda Item.

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

City Offices
Colebrook Street
Winchester
SO23 9LJ
15 August 2018

L Hall
Interim Head of Legal Services

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer
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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
7	18/01161/HOU	46 Harrow Down, Badger Farm, SO22 4LZ	PERMIT

Officer Presenting: Robert Green

Speaking

Objector: Edward Ellis

Parish Council representative: Cllr John Godbold

Ward Councillor: Cllr Warwick and Cllr Laming

Supporter:

Update

For the avoidance of doubt, the property (46 Harrow Down) is recognised as a linked detached property as it adjoins neighbouring garages.

In section headed 'Other Matters' paragraph two has been amended and should read:

'Several comments of objection have been submitted with reference to the potential of the property to become a house of multiple occupation (HMO) in the future. The conversion of this residential dwelling house (Use Class: C3) into a HMO (Use Class: C4) could be completed under permitted development rights. A change of use application is required for a change of use between a C3 (dwelling house) and a larger HMO occupied by seven or more tenants. Any formal planning application submitted will be assessed on its own merits and subject to a period of consultation and publicity.'

Amended plans were received on 14th August 2018. The amended plan removes the dwarf wall as previously shown within the Side North East Elevation.

As a result, condition 4 has been amended to include this revised drawing number. Condition 4 should now read:

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

Existing and Proposed Floor Plans and Elevations (Drawing Number: TAP - 528 - 01 -01 Revision D) Received: 14/08/2018

Existing and Proposed Block and Location Plans (Drawing Number: TAP - 528 - 01 -02 Revision B) Received: 13/07/2018

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

Further comments have been received from Councillor Eleanor Bell on 14/08/2018 relating to this application and read as follows:

18/01161/HOU 46 Harrow Down, Badger Farm

Chair and Members Planning Committee

I am unable to attend today's site visit or planning committee on 16th. However I wish to support my ward colleagues, Badger Farm PC and the residents of Harrow Down in their objection to this application.

The residents have suffered an unoccupied and deteriorating property in their close for a number of years. Finally when EDMO proceedings were undertaken by WCC, the owner has decided to apply to massively extend the property, from 3 bedrooms initially to 6 bedrooms. Although this has been pared back to 5 bedrooms, this still represents huge over development of a modest dwelling.

The residents fear the creation of an HMO / student house which is now becoming common in Badger Farm. The applicant claims he wishes to live in it as the family home. Whilst it is not material to speculate on future use, it is difficult to accept that an owner would leave a family home unoccupied for a decade, then double the number of bedrooms without any corresponding increase in living space, and deprive themselves of the sole garage.

The garage has now been retained as one of the minimum three parking spaces, but there is no guarantee of its future use. The other two parking spaces are short in length if vehicles are not to obstruct the footway, and if the dropped kerb is extended toward the corner, this will contravene highways provisions.

This is the wrong development in the wrong place. The extension will be out of scale and overbearing to adjacent properties. There is a frequent turnover of properties in Badger Farm and if the owner wished to purchase a larger dwelling nearby, this would have been a more appropriate solution.

I urge you to refuse this application which will ruin an otherwise appropriately proportioned dwelling.

Cllr Eleanor Bell
Badger Farm and Oliver's Battery ward
Sent from Samsung Mobile

Item No	Ref No	Address	Recommendation
8	17/01359/FUL	74 Olivers Battery Road North Winchester	PERMIT

Officer Presenting: Katie Nethersole

Public Speaking

Objector: Sylvia Conway-Jones

Parish Council representative:

Ward Councillor: Cllr Derek Green

Supporter: Stephen Sherlock-Agent

Update

Additional conditions, as follows:

22 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleared sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

23 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

24 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE – A licence is required from Hampshire Highways Winchester, Bishops Waltham Depot Botley Road, Bishops Waltham, SO32 1DR prior to commencement of access works.

Reason: To ensure satisfactory means of access.

25 The existing wall situated along the southern boundary adjoining Badger Farm Road for a distance of 5 metres from the proposed shared private access shall be lowered to and at no time be more than 0.6 metres above the level of the carriageway.

Reason: In the interests of highway safety.

26 The parking areas including the garages shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling houses as a residences.

Reason: To ensure the permanent availability of parking for the property.

INFORMATIVE NOTE - The minimum internal dimensions of the garage must be 3m by 6m and the minimum width of the entrance door to the garage should be a 2.44m (8ft)

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Reason:- In order that the garage can be used and accessed by modern cars, several of which now have larger vehicle dimensions.

27 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Classes A and B of Part 1 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality

environment.

Item No	Ref No	Address	Recommendation
9	18/01319/FUL	Barclays Bank 2 East Street Alresford	PERMIT
<p>Officer Presenting: Katie Nethersole</p> <p>Public Speaking Objector: Jane Parsons and Rev. Natasha Anderson (St. Johns Baptist Church) Parish Council representative: Ward Councillor: Cllr Margot Power Supporter: Elliot Jones - Agent</p> <p><u>Update</u> Under section headed 'Proposal', additional text to read: 'The existing window and door openings will not be changed externally, although internally there will be changes (subject of the Listed building application).</p>			

Item No	Ref No	Address	Recommendation
10	18/01321/AV C	Barclays Bank 2 East Street Alresford	PERMIT
<p>Officer Presenting: Katie Nethersole</p> <p>Public Speaking Objector: Parish Council representative: Ward Councillor: Supporter: Elliott Jones - Agent</p> <p><u>Update</u> Proposal description should read '2 no. of non-illuminated fascia signs...' Under 'General comments' section this should read: 'illumination to fascia signs changed to non-illuminated' Under 'Conditions' the reason to conditions 3, 4, 5, 6, and 7 should read 'As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 2007'</p>			

Item No	Ref No	Address	Recommendation
11	18/01463/FUL	Southgate Cross Way Shawford	PERMIT
<p>Officer Presenting: Katie Nethersole</p> <p>Public Speaking Objector: Robert Tice Parish Council representative: Cllr Frances Strange – Compton and Shawford Ward Councillor: Supporter:</p> <p><u>Update</u> In section headed 'Representations' comments from Shawford and Parish Council – objects due to overlooking and increase in mass leading to a more prominent development</p>			

Item No	Ref No	Address	Recommendation
13	SDNP/17/03750/ FUL	Lion Hill House, Alton Road, West Meon	PERMIT
<p>Officer Presenting: Sarah Tose (on behalf of Jane Rarok)</p> <p>Public Speaking Objector: John Bellington Parish Council representative: Ward Councillor: Supporter: Simon Goddard - Agent</p> <p><u>Update</u> In the Consultations section of the Officer report the archaeology comments have been repeated under the Drainage Engineer heading in error. The Drainage Engineer's comments are as follows:</p> <p><u>Drainage Engineer</u> Site is not in a high risk flood zone so no FRA is required. Site is not in a ground water protection zone. There is no mains drainage available. Application states surface water going to a soakaway, no details have been provided but if it can be placed in the garden to building regs then that is acceptable. Application states a package treatment plant for foul, but it's based right next to a habitable building, which doesn't meet building regs, and there's nowhere for a drainage field to go? So, I don't see how this application can possibly be a workable strategy for the foul drainage. The only possible solution for the foul would be a cess pool, but even then they should be at least 7m from a building, which doesn't look possible, and the only location would be a shared driveway so it would block</p>			

the shared access when it's being emptied?
 I cannot support this application in it's current form as it has no workable foul strategy.

In the Consultations section of the Officer report, the Historic Environment comments only included a description of the site rather than an assessment of the proposed scheme. The following comments from the Historic Environment Officer should have been included:

Historic Environment

Current proposals satisfactorily address previous concerns. The revised design approach and significant reduction in size and scale would allow for a simple, low-lying building that would not compete with or detract from Lion Hill House, would sit comfortably and unobtrusively at this sensitive and prominent location within the conservation area, and would not harm views from St John's churchyard. Proposals have been well considered, including making the most of the undulating levels within the site to site the building down to help minimise its impact, and would successfully respond to the constraints of this sensitive site.

Item No	Ref No	Address	Recommendation
14	18/01268/FUL	73 Stoney Lane, Winchester	PERMIT

Officer Presenting: Verity Osmond (On behalf of Catherine Watson)

Public Speaking

Objector:

Parish Council representative:

Ward Councillor: Cllr Anne Weir

Supporter: Osian Roberts

Update

In section headed 'Conditions' condition 6 shall be removed from the list of conditions and listed under the section headed 'Informatives'.

Condition 8 will be re-worded to:

No goods for customer delivery shall be dispatched from the rear of the premises after 21:00 hours Monday-Sunday.

Reason: To protect the amenity of the surrounding residential units in accordance with Policy DM17 of Winchester District Local Plan Part 2 (2017).

Given that condition 6 will be removed, all conditions will be re-numbered accordingly.

Item No	Ref No	Address	Recommendation
15	18/00983/HOU	4 Hall Close, Bishops Waltham	PERMIT
<p>Officer Presenting: Marge Ballinger (on behalf of Liz Marsden)</p> <p><u>Public Speaking</u></p> <p>Objector: Aileen Edmunds</p> <p>Parish Council representative: Cllr Shields</p> <p>Ward Councillor:</p> <p>Supporter:</p>			

End of Updates