



Meeting Planning Committee

Date and Time Thursday, 20th September, 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 - 12)

City Offices
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SO23 9LJ
12 September 2018

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Planning Committee

Update Sheet

20 September 2018

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	18/00254/REM	Albany Farm, Winchester, Bishops Waltham, Southampton SO32 1BZ	Application Permitted

Officer Presenting: Simon Avery

Speaking

Objector: -

Parish Council representative: Cllr Robert Shields

Ward Councillor: -

Supporter: James Iles - Agent

Update

Various updates to conditions are required and details of these are set out below.

Condition 2

This condition lists the plans and documents that would be approved if consent is granted. Some of the plan numbers are incorrect or have been amended and some documents which are referred to in other conditions are also now listed here for completeness as follows (corrections / additions in bold):

Application Plans by ADP Architects

- 1753-01 Proposed Site Master Plan **Rev K**
- 1753-03 Proposed Site Plan (South) **Rev E**
- 1753-04 Affordable Housing Layout **Rev K**
- 1753-05 Proposed Site Master Plan - Illustrative **Rev I**
- 1753-06 Proposed Site Plan – Illustrative **Rev I**
- 1753-07 Site Sections **Rev E**
- 1753-18 Plots 14-16 - Floor Plans **Rev B**
- 1753-19 Plots 14- 16 - Elevations **Rev B**
- 1753-85 Plots 83-85 - Ground-First **Rev B**
- 1753-123 Plot 119 - 120 - Elevations **Rev B**

Other Supporting Documents

- Affordable Housing Statement **31 January 2018**
- **Arboricultural Implications Assessment and Method Statement by Eco Urban Limited, 11 January 2018**
- **Habitat Management Strategy Report by Lindsay Carrington Ecological Services, Updated September 2018**
- **Construction and Environmental Management Plan Bargate Homes and Southcott Homes, 18 January 2018 Rev A**

Landscape Plans and Documents by RPS

- **JSL_2953_100 Landscape Strategy D Rev J**
- **JSL_2953_101 Character Plan Rev C**
- **JSL_2953_120 Illustrative Detail Area 1 Rev C**
- **JSL_2953_121 Illustrative Detail Area 2 Rev C**
- **JSL_2953_122 Illustrative Detail Area 3 Rev C**
- **JSL_2953_560 Tree and Shrub Schedule Rev C**

- JSL_2953_501 Softworks Plan 1 of 4 Rev E
- JSL_2953_502 Softworks Plan 2 of 4 Rev F
- JSL_2953_503 Softworks Plan 3 of 4 Rev E
- JSL_2953_504 Softworks Plan 4 of 4 Rev F
- JSL_2953_201 Hardworks Surfaces Plan Surfaces Kerbs 1 of 3 Rev D
- JSL_2953_202 Hardworks Surfaces Plan Surfaces Kerbs 2 of 3 Rev G
- JSL_2953_203 Hardworks Surfaces Plan Surfaces Kerbs 3 of 3 Rev F
- JSL_2953_204 Hardworks Surfaces Plan Enclosures 1 of 3 Rev D
- JSL_2953_205 Hardworks Surfaces Plan Enclosures 2 of 3 Rev F
- JSL_2953_206 Hardworks Surfaces Plan Enclosures 3 of 3 Rev E
- JSL_2953_401 Hardworks Details Enclosures Details (Sheet 1)
- JSL_2953_402 Hardworks Details Enclosures Details (Sheet 2)
- JSL_2953_403 Softworks Details Tree Pit Details Rev A
- JSL_2953_570 Soft Landscape Specification Rev A

Phasing

The developer has requested that, if permitted, the proposed conditions be changed to allow development to come forward in phases. This is a suitable approach due to the size of the development and will assist in the early delivery of the scheme. A phasing condition is therefore added and conditions 5 and 8 amended to accord with this new condition. Condition 6 is also amended to require parking for each specific dwelling to be available before that dwelling is occupied. The new / changed conditions are:

12. Prior to the commencement of the approved development, a phasing plan showing the proposed implementation of the development shall be submitted in writing for approval by the local planning authority. Development will be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To secure the phasing of, and an orderly pattern to the development.

Condition 5 (SAP and BRE details) then varied to:

Prior to the occupation of the first dwelling hereby permitted (or, if necessary, in accordance with the phasing programme **as permitted under the approved phasing plan condition 12**), detailed information (in the form of SAP “as built” stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the local planning authority. The development shall be occupied in accordance with these approved details.

Condition 8 (landscaping) varied to:

The hard landscaping **for each phase** shall be completed in accordance with the approved plans prior to the **final occupation of that phase as permitted under the approved phasing plan (condition 12)**. The soft landscaping shall be carried out in the first planting season following the occupation of the first dwelling **of that phase** 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.

Condition 6 (Parking) then varied to:

Prior to the **occupation of any dwelling**, the parking areas, including the garages, **for that dwelling** shall be provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private vehicles or other storage purposes incidental to the use of the dwelling houses as residences.

Protection of trees and hedgerows on the south eastern edge

Due to concerns about how trees and hedgerows along the south eastern edge of the site will be afforded ongoing protection and be prevented from being removed by future occupiers of the site, the developer has submitted further amended plans showing reduced rear gardens on plots 33 to 40 and a wildlife corridor inserted behind these. Updated versions of the site plans and landscape have been submitted to show this change. However, in order to ensure that the corridor is suitably enclosed and the strip of managed a condition is included asking for additional details of boundary treatment and management of this area:

Prior to the occupation of plots 33 to 40 (as shown on the Proposed Site Master Plan 1753-01 Rev K), details of boundary treatment to enclose the proposed wildlife corridor on the south eastern boundary of the site adjacent to these plots (and including details of how this area of vegetation will be managed) shall be submitted to and approved in writing by the local planning authority. The approved details shall be undertaken before the occupation of plots 33 to 40.

Reason: In order to ensure the retention and management of trees and vegetation and in the interests of biodiversity and residential amenity.

Item No	Ref No	Address	Recommendation
8	18/01144/REM	Land to the East of Tangier Lane, Bishops Waltham	Application Permitted

Officer Presenting: Robert Green

Public Speaking

Objector: -

Parish Council representative: Cllr Robert Shields

Ward Councillor: -

Supporter: Mark Cooke – Agent

Update

1. Addition of the following documents to condition 02:
Drainage Strategy Plan ref: 171590/SK02-P2
External Level Strategy ref: 171590/SK03-P2

2. An email has been received (12.09.2018) from an Affordable Housing provider confirming:

- The provider is interested in the scheme as it is designed and they are comfortable with the tenure mix and distribution.
- There is no problem with the parking courts as they are a standard feature where parking is not individually assigned.
- The provider is happy with the location of the affordable units and their parking.

Item No	Ref No	Address	Recommendation
9	18/01503/HOU	The Nook, Bank Street, Bishops Waltham, SO32 1AN	Application Permitted

Officer Presenting: Curtis Badley

Public Speaking

Objector: Paula Turner

Parish Council representative: Cllr Robert Shields

Ward Councillor: -

Supporter: Simon Eatwell-Applicant

Update

Additional public comments received from Miss C Turner of Daisys Cottage with concern raised regarding the adjacent garden path as shown within attached photographs.

Item No	Ref No	Address	Recommendation
10	18/01662/FUL	Able Piling and Construction Main Build Engineering Ltd, Wangfield Nursery, Wangfield Lane, Curdridge.	Application Permitted

Officer Presenting: Liz Marsden

Public Speaking

Objector: -

Parish Council representative: -
Ward Councillor: -
Supporter: -

Update

1. Drainage comments: Site is at high risk of surface water flooding. The proposals are for a change of use therefore the change in impermeable area is negligible. The foul and surface water connections are to remain the same. It is unclear whether there will be any increase in foul flows, and whether the site does connect to the foul sewer. If there is a private sewage treatment plant and flows are expected to increase, the suitability of the plant should be investigated.

2. Further information has been received about the acoustic report and these demonstrate that potential noise levels from the workshops will be acceptable if the windows and doors of the units are open. There is therefore no requirement for condition 10 and this should be removed from the decision.

Item No	Ref No	Address	Recommendation
11	18/00164/FUL	Denmead Caravan Park, Dando Road, Denmead PO7 6PU	Application Permitted

Officer Presenting: Liz Marsden

Public Speaking

Objector: -

Parish Council representative: Cllr Kevin Andreoli

Ward Councillor: Cllr Caroline Brook

Supporter: -

Update

2 letters from Denmead Residents Association drawing attention to:

- the lack of parking and condition of the access road. The new parking spaces are located in an area already used either as a drop off point or for the storage of bins on collection day.
- Loss of view and use of the open recreational area
- Entrance to Dando Road blocked by buses when they stop
- Drainage to access road completely blocked and water builds up on it.
- Insufficient lighting on the road

2 further letters from 1 household attaching photos of the road and various hazards.

Item No	Ref No	Address	Recommendation
13	18/01507/HOU	1 Chase Farm Close, Waltham Chase SO322UB	Application Permitted
<p>Officer Presenting: Marge Ballinger</p> <p><u>Public Speaking</u> Objector: - Parish Council representative: - Ward Councillor: - Supporter: -</p> <p><u>Update</u></p> <p>Update to Condition 3 with amended drawing: - Plans & Elevations as Proposed (Visual Impact), Drawing PA18-123:03 amended August 2018.</p> <p>This amended drawing supersedes Plans & Elevations as Proposed, Drawing PA18-123:03 dated April 2018.</p>			

Item No	Ref No	Address	Recommendation
14	18/01636/FUL	8 Stoney Lane, Winchester SO22 6DN	Application Permitted
<p>Officer Presenting: Pat Aird</p> <p><u>Public Speaking</u> Objector: Mrs C L Harmer, Simon Hutton, Malcolm Roger Parish Council representative: - Ward Councillor: Cllr Anne Weir Supporter: Chris Rees - Applicant</p> <p><u>Update</u></p> <p>The pond referred to in the ecology section of the report is in the garden of No 5 Stoney Lane.</p>			

Item No	Ref No	Address	Recommendation
15	18/01304/HOU	York House, Fairfield Road, Shawford, Winchester	Application Permitted
<p>Officer Presenting: Sean Quigley</p>			

Public Speaking

Objector: Anthony Lewis, Mr Ken Staunton
Parish Council representative: Cllr Tim Hunt
Ward Councillor: -
Supporter: -

Update

Addition of Condition 7 relating to the use of the studio.

7. The studio hereby permitted shall only be used as ancillary accommodation incidental to the use of York House and at no time shall be let separately or used as a separate unit of accommodation to York House.

Reason: To accord with the terms of the application and to prevent the creation of inappropriate units of accommodation, possibly leading to over intensive use of the site.

Item No	Ref No	Address	Recommendation
16	18/01683/HOU	17 Sycamore Drive, Winchester SO23 7NW	Refusal

Officer Presenting: Verity Osmond

Public Speaking

Objector: -
Parish Council representative: Cllr Ian Gordon
Ward Councillor: -
Supporter: Mr Andrew Mant

Update

Item No	Ref No	Address	Recommendation
17	18/01325/HOU	19 Lark Hill Rise, Badger Farm, Winchester SO22 4LX	Application Permitted

Officer Presenting: Verity Osmond

Public Speaking

Objector: Anne Young
Parish Council representative: Cllr Fenella Jarvis
Ward Councillor: -
Supporter: Andy Salter

Update

The proposal section within the Officer Report should read:

The application has been submitted for a single storey front extension, single storey side extension, first floor rear extension and garden room. The materials to be used in the extensions are proposed to match the host dwelling.

Item No	Ref No	Address	Recommendation
18	18/01832/LIS	3 Weeke Manor House, Lloyd-Lindsay Square, Winchester, Hampshire SO22 5NB	Application Permitted

Officer Presenting: Verity Osmond

Public Speaking

Objector: -

Parish Council representative: -

Ward Councillor: -

Supporter: -

Update

End of Updates

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