



Meeting Planning Committee

Date and Time Thursday, 18th October, 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
17 October 2018

L Hall
Head of Legal Services (Interim)

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer
Tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk



This page is intentionally left blank

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
7	SDNP/18/04041/ FUL	Land adjacent to Appletree Cottage, Chilcomb	Permit

Officer Presenting: Sarah Tose

Public Speaking

Objector: Piers Sherlock

Parish Council representative:

Ward Councillor:

Supporter: Harry Dhand-Applicant, Stephen Hurrell-Architect

Update

A further 7 representations have been received objecting to the revised plans for the following reasons:

- Amendments are so minimal they will have no meaningful effect on the size and mass of the proposed building.
- Only a 15m² (5%) reduction in footprint.
- Garage lowered in height and moved closer to dwelling- overall effect is that the garage and house will appear as an integral entity.
- Garage floor area is 65m²- makes the overall development 345m² compared to approx. 200m² of Complyns.
- Site plan shows Complyns larger than it actually is.
- Scale of proposed house dominates listed property.
- Proposal would clutter the landscape and introduce a suburban feel to a South Downs hamlet.
- Appears to be little material difference with the revised design.
- Policy SD25 is an important material consideration and must be weighed in the balance when reaching a decision.
- There have been no objections to Policy SD25 thus considerable weight should now be given to this fundamental change, placing Chilcomb in the countryside where a need has to be established for any new housing.
- Joint Core Strategy policies cannot automatically take precedence.

Item No	Ref No	Address	Recommendation
8	SDNP/18/01459/ FUL	Forge Cottage, West Street, Hambledon, Waterlooville	Permit

Officer Presenting: Sarah Tose

Public Speaking

Objector: David Long

Parish Council representative: Tony Hyam

Ward Councillor:

Supporter: Jack Warshaw

No Update

Item No	Ref No	Address	Recommendation
9	SDNP/18/04226/ HOUS	Barrs Farm, High Street, Soberton	Permit

Officer Presenting: Sarah Tose

Public Speaking

Objector: Neil March

Parish Council representative:

Ward Councillor:

Supporter: Jeanette Hopkins-Applicant

Update

Alternative planting scheme

The applicants have already submitted a proposed planting scheme comprising a 7m run of hornbeam hedging along the north fence line between the existing willow tree and existing elder tree and a further 7.5m run of hedging between the existing elder and where High View's land joins Fonthill House.

As an alternative, the applicants have also suggested two species of trees, planted as mature specimens. The suggestion would be two trees with a narrow crown planted either side of the existing elder on the north boundary with High View and Fonthill House which would provide screening without creating undue shadows to the north. Such semi-mature species would help to screen the development from the neighbouring property High View.

Final details of the planting can be secured via the recommended landscaping condition.

Item No	Ref No	Address	Recommendation
10	SDNP/18/0299 5/CDN	Tempus House, Petersfield Road, Hinton Ampner, Alresford	Refuse

Officer Presenting: Charlotte Flemming

Public Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: Caroline Young-Applicant

No Update

Item No	Ref No	Address	Recommendation
12	18/01082/FUL	Land North of Vale farm, Enmill Lane, Pitt.	Permit

Officer Presenting: Pat Aird

Speaking

Objector: Mary Hill-Crabwood action Group

Parish Council representative: Cllr Sue Wood, David Killeen

Ward Councillor: Cllr Caroline Horrill, Cllr Jan Warwick

Supporter: Sam Burge

Update

1. Supplementary consultation response from Head of Environmental Health:

Recommend following condition :

Prior to the commencement of the operation, a comprehensive 'Manure and Odour Management Plan' shall be submitted and approved in writing to the Local Planning Authority. The Plan shall comply with the relevant best practice set out in the Environment Agency's EPR 6.09 Sector Guidance Note 'How to comply with your environmental permit for intensive farming'. The plan as approved shall be implemented and complied with thereafter.'

Reason: To protect the amenity for persons living, working and enjoying the facility.

issues

Air Quality (particulates)

Having regard to DEFRA research which shows particulates from poultry houses fall off to background levels beyond 100m, the distance of 25km from the edge of the Winchester AQMA and the fact that particulates from vehicle emissions will significantly outweigh those from the facility there will not be a measurable impact on Winchester's air quality from this operation. However the Head of Environmental Health considers the applicant should comply with the Environment Agency Guidance Note EPR 6.09 'How to Comply with your environmental permit for intensive farming.'

Air Quality (odour)

Findings of odour assessment accepted in relation to manure removed but consideration not given to impact of stockpiling and there are uncertainties relating to quantities of manure involved therefore condition recommended.

Insect Control

Increase in flies inevitable but as a statutory nuisance can be controlled through EH legislation but best practice could be required through the implementation of a

Manure Management Plan submitted prior to commencement of the operation.

Noise

This issue has been previously addressed in the EH initial consultation. Level of traffic generation would be minimal.

Ammonia Emission

Natural England as statutory Consultee are best placed to comment.

2. Further to the recommendation of the Head of Environmental Health replace condition 9 on the report with the above condition and add the following reason to address all sensitive receptors

Reason: To minimise the impact of the storage of chicken droppings on sensitive receptors to comply with Policy CP16 of the Winchester District local Plan Part 1 and Policy DM17, DM19 and DM24 of the Winchester District Local Plan Part 2.

3. Please note 'Arquiva' has been removed from the site address to avoid confusion with the company of that name which is not connected to the proposal.

Item No	Ref No	Address	Recommendation
13	18/01269/FUL	Chingri Khal, Sleepers Hill, Winchester	Permit
<p>Officer Presenting: Pat Aird</p> <p><u>Public Speaking</u> Objector: Jeannie Berridge Parish Council representative: Ward Councillor: Supporter: David Milligan-Owner</p> <p><u>No Update</u></p>			

Item No	Ref No	Address	Recommendation
14	18/01432/FUL	The Corner House, 15 Berewecke Close. Winchester	Permit
<p>Officer Presenting: Pat Aird</p> <p><u>Public Speaking</u> Objector: Mr and Mrs Dickens Parish Council representative: Ward Councillor: Cllr Kelsie Learney Supporter: Chris Carter - Agent</p> <p><u>No Update</u></p>			

Item No	Ref No	Address	Recommendation
15	18/01691/FUL	7 The Old Piggery, Firgrove Lane, North Boarhunt, Fareham Hampshire	Permit
<p>Officer Presenting: Liz Marsden</p> <p><u>Public Speaking</u> Objector: Parish Council representative: Mr Geoffrey Wright Ward Councillor: Cllr Neil Cutler Supporter: Mr Joe Cunnane - Agent</p> <p><u>No Update</u></p>			

Item No	Ref No	Address	Recommendation
16	18/01086/FUL	2 Hazeldene, Parsonage Lane, Durley, Southampton	Permit
<p>Officer Presenting: Curtis Badley on behalf of Robert Green</p> <p><u>Public Speaking</u> Objector: Mr Peter Mucci, Mrs Elaine Mucci Parish Council representative: Ward Councillor: Supporter: Mr Ian Donohue - Agent</p> <p><u>No Update</u></p>			

Item No	Ref No	Address	Recommendation
17	18/01839/HOU	Tiggers Pond, Church Road, Newtown, Fareham	Permit
<p>Officer Presenting: Nicola Clayton</p> <p><u>Public Speaking</u></p> <p>Objector:</p> <p>Parish Council representative:</p> <p>Ward Councillor:</p> <p>Supporter:</p> <p><u>No Update</u></p>			

End of Updates

This page is intentionally left blank