



Meeting Planning Committee

Date and Time Thursday, 14th March, 2019 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
13 March 2019

L Hall
Head of Legal Services
(Interim)

Agenda Contact: Dave Shaw, Principal Democratic Services Officer
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Planning Committee

Update Sheet 14/03/19

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	18/02063/FUL	The Old Parsonage Care Home, Main Road Otterbourne	Permit

Officer Presenting: Verity Osmond

Speaking

Objector: Helen Ellaby

Parish Council representative: Cllr Kevin Stafford

Ward Councillor: Cllr Brian Laming

Supporter: None

Updates

Section headed 'Recommendation' should read:

Application Permitted subject to the following provisions in a S106 Legal Agreement and condition(s):

Heads of Terms

- Retention of buildings for C2 use

The Employment and Skills Plan shall be secured by Condition 20 not via S106 Agreement.

Conditions

- Condition 8 should read:

8. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved by the Local Planning Authority, to include details of:

1. Construction traffic routes in the local area
2. Parking and turning of operative, construction, and visitor vehicles
3. Loading and unloading of plant and materials
5. Storage of plant and materials
6. Programme of works (including measures for traffic management)
8. Provision of boundary hoarding and lighting including construction lighting
9. Measures to protect the listed building as necessary
10. Details of measure to be taken to prevent mud from vehicles leaving the site during construction
11. The handling and management of construction waste
12. For the protection of the aquatic environment in terms of water quality, the new Guidance Series from Pollution Prevention Series have recently been published and "GPP 5: Works and maintenance in or near water" should be adhered to.

13. The new revised PPG1 “Understanding your environmental responsibilities – good environmental practices” shall be adhered to in relation to materials used in construction operations.

The development of the site and the operation of construction shall be carried out fully in accordance with the approved details during the construction period.

Reason: To ensure that development does not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features of the site.

- Addition of Condition 20 to read:

20. No development shall take place on site, with the exception of above ground demolition works, before an Employment and Skills Plan (the Plan) has been submitted to and approved in writing by the Local Planning Authority (LPA). The Plan shall as far as is reasonably possible:

i) follow the templates, benchmarks and principles of the Construction Industry Training Board's 'Client Based Approach' as endorsed by Winchester City Council, (CAB2717 Supporting Employment through Planning and Procurement Processes - 9 September 2015 refers). The objectives of the Plan will be:

a) where possible to help local jobseekers find work through a range of paid and unpaid roles;

b) where possible to create training and development opportunities for those already employed;

c) to stimulate awareness of careers in construction, green technologies and other sectors related to the development.

(ii) include arrangements setting out how, in order to meet the above objectives, the developer and any future owner or occupier and their contractors as far as reasonably possible will work directly with local employment/training agencies such as but not limited to:

Voluntary and private sector providers

Schools, sixth form colleges, colleges of further education and universities,
Job Centre Plus

Hampshire County Council's 'Hampshire Futures' Team,

(iii) set out a timetable and format for the submission to the LPA of monitoring reports indicating how the objectives of the Plan have been delivered.

Following written approval of the Plan by the LPA, the developer, owner or occupier (as appropriate) shall implement and where necessary procure implementation and promote the objectives of the approved Plan and ensure that so far as reasonable the objectives of the Plan are met.

Reason: In the interests of promoting local employment and workforce skills to the

benefit of the economy of Winchester in accordance with policy DS1 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

- Addition of Condition 21 to read:

21. The accommodation hereby permitted shall not be used for any other purposes than a residence care home (Use Class C2). The building shall be used for no other purpose in the Town and Country Planning Act (Use Class) Order without the prior written approval of the Local Planning Authority.

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

Item No	Ref No	Address	Recommendation
8	18/02064/LIS	The Old Parsonage Care Home, Main Road Otterbourne	Permit

Officer Presenting: Verity Osmond

Speaking

Objector: Helen Ellaby

Parish Council representative: Cllr Kevin Stafford

Ward Councillor: Cllr Brian Laming

Supporter: None

Updates

None

Item No	Ref No	Address	Recommendation
9	18/01978/FUL	Land At St Swithuns Church, London Road, Headbourne Worthy	Permit

Officer Presenting: Catherine Watson

Public Speaking

Objector: Gail Alexander-The Worthies Conservation Volunteers

Parish Council representative: Cllr Christine Clarkesmith

Ward Councillor: Cllr Jackie Porter

Supporter: Gimma Macpherson –PCC for Church, Mr Ian Holmes

Update

None

Item	Ref No	Address	Recommendation
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No			
10	18/02844/FUL	Cemetery Hoe Road Bishops Waltham	Permit
<p>Officer Presenting: Lisa Booth</p> <p>Speaking Objector: None Parish Council representative: None Ward Councillor: None Supporter: Penny Clive-Committee Member of Cemetery</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
12	18/02385/FUL	Abbeygate 42 Quarry Road Winchester SO23 0JS	Permit
<p>Officer Presenting: Liz Marsden</p> <p>Public Speaking Objector: David Hoggett Parish Council representative: None Ward Councillor: Cllr Lynda Murphy Supporter: Carole Sawyers-Chief Executive of Brendon Care, James Wallace-Director of Hunters Architects</p> <p><u>Update</u></p> <ol style="list-style-type: none"> 1. Further letter of objection received due to the size of the structure and its proximity to the junction of Northbrook Ave and Quarry Road. 2. Condition 13. Substitute revised Landscape plan (M9335 APL005 rev. D) and site plan (M9335 APL004 rev. D), which show temporary storage area for bin collection. 3. Additional condition relating to Employment Skills Plan, as below: No development shall take place on site, with the exception of above ground demolition works, before an Employment and Skills Plan (the Plan) has been submitted to and approved in writing by the Local Planning Authority (LPA). The Plan shall as far as is reasonably possible: <ol style="list-style-type: none"> i) follow the templates, benchmarks and principles of the Construction Industry Training Board's 'Client Based Approach' as endorsed by Winchester City Council, (CAB2717, Supporting Employment through Planning and Procurement Processes 9th September 2015 refers). The objectives of the Plan will be: <ol style="list-style-type: none"> a) where possible to help local jobseekers find work through a range of paid and unpaid roles; b) where possible to create training and development opportunities for those already employed; 			

c) to stimulate awareness of careers in construction, green technologies and other sectors related to the development.

(ii) include arrangements setting out how, in order to meet the above objectives, the developer and any future owner or occupier and their contractors as far as reasonably possible will work directly with local employment/training agencies such as but not limited to:

- Voluntary and private sector providers
- Schools, sixth form colleges, colleges of further education and universities,
- Job Centre Plus
- Hampshire County Council's 'Hampshire Futures' Team,

(iii) set out a timetable and format for the submission to the LPA of monitoring reports, indicating how the objectives of the Plan have been delivered.

Following written approval of the Plan by the LPA, the developer, owner or occupier (as appropriate) shall implement and where necessary procure implementation and promote the objectives of the approved Plan and ensure that so far as reasonable the objectives of the Plan are met.

Reason: In the interests of promoting local employment and workforce skills to the benefit of the economy of Winchester in accordance with policy DS1 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

Item No	Ref No	Address	Recommendation
13	19/00174/AVC	Friarsgate Medical Centre Friarsgate Winchester	Permit

Officer Presenting: Robert Green

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: None

Portfolio Holder: Cllr Caroline Horrill-Leader

Supporter: None

Update

Paragraph 3 of the 'Design/layout and Impact on Character of Area' section refers to the use of a map image. This has now been updated to include images taken from the Central Winchester Regeneration Supplementary Planning Document and amended drawings have been received to reflect this.

Therefore, condition 07 has been updated to read:

The development shall be carried out in accordance with the following plans:

- Location Plan received 28.01.2019
- **Hoardings – Measurements with Design received 12.03.2019**

- Hoardings – Panel Measurements received 28.01.2019
- Visual Image showing Hoarding and Windows received 28.01.2019
- Door Measurements and Graphics received 28.01.2019
- Archway Graphics received 28.01.2019
- Block Plan showing location of hoardings received 28.01.2019
- Single Window Graphic received 28.01.2019
- Window Vinyl Stickers received 28.01.2019
- Marked up windows and measurements received 30.01.2019

End of Updates

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