



Meeting Planning Committee

Date and Time Thursday, 23rd May, 2019 at 9.30 am.

Venue Bapsy Hall, Guildhall, Winchester

Agenda Item.

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

City Offices
Colebrook Street
Winchester
SO23 9LJ
22 May 2019

L Kirkman
Corporate Head of Resources and Monitoring Officer

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer
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Planning Committee

Update Sheet

23/05/19

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
8	19/00001/FUL	Gravel Hill Farm, Gravel Hill, Shirrell Heath, Southampton	Permit
<p>Officer Presenting: Rose Lister</p> <p><u>Public Speaking</u> Objector: James Cain Parish Council representative: Cllr Jim Coleman Ward Councillor: Cllr Roger Bentote Supporter: Jim Beavan <u>Update</u> Condition 5 should read: 05 No deliveries shall be taken at or dispatched from the site except between the hours of 7am-8pm Mondays to Fridays, and 7am-1pm on Saturdays, nor any time on Sundays, Bank or Public Holidays</p> <p>Reason: To protect the amenities of the occupiers of nearby properties.</p>			

Item No	Ref No	Address	Recommendation
9	19/00618/FUL	Cromwell House, 15 Andover Road, Winchester	Permit
<p>Officer Presenting: Rose Lister</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: None Ward Councillor: None Supporter: Mr Chris Hickey <u>Update</u> For clarity: Condition 2 of the original permission has been retained as condition 1 within this recommendation. The other outdated/no longer relevant conditions have not been retained.</p>			

Item No	Ref No	Address	Recommendation
10	18/02927/FUL	Homewell, 7 Berewecke Road, Winchester, SO22 6AN	Refuse
<p>Officer Presenting: Catherine Watson</p>			

Public Speaking**Objector:** Alison Newton-Price, James Clay**Parish Council representative:** None**Ward Councillor:** None**Supporter:** Jeremy Tyrell (agent), Colin Dickens (applicant)Update

- Clarification of number of objections received. 21 letters were received, as noted in the relevant section of the committee report, however these were from 19 households so the overall number of objections is 19 and not 21.
- Under the “Impact on character of area and neighbouring property” section of the committee report, para. 6, the laurel boundary hedge is noted as being a recent addition. The laurel hedge has in fact been in situ for a number of years and is well-established.

Item No	Ref No	Address	Recommendation
11	18/01917/FUL	Trackway Access, Hunton Down Lane, Hunton, Sutton Scotney	Permit

Officer Presenting: Catherine Watson**Public Speaking****Objector:** None**Parish Council representative:** None**Ward Councillor:** Cllr Caroline Horrill**Supporter:** Andrew Klemz (agent), Steve Jenkins (transport engineer)Update

None.

Item No	Ref No	Address	Recommendation
12	19/00077/FUL	Front Depot, Lower Lane, Bishops Waltham, SO32 1AS	Permit

Officer Presenting: Lisa Booth**Public Speaking****Objector:** Margaret Jefferies, Rosemary Easton**Parish Council representative:****Ward Councillor:** Cllr Steve Miller**Supporter:** Kevin WarrenUpdate**Applicant – Graham Todd on behalf of Winchester City Council****Further soil and ground investigation reports were examined by the**

Environmental Health Officer and negate the requirement for conditions 7 and 8 contained in the Officers Report and condition 9 retained.

Conditions 03 and 10 have been amalgamated in regard to lighting.

The conditions have been altered and renumbered as below.

Conditions/Reasons

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as set out on drawing no: 168-D-13.

02 Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

03 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the use commencing. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation. The external lighting will not be switched on between the hours of 19:00 in the evening and 08:00 the following morning.

03 Reason: To protect the appearance of the area, the environment, protected species and local residents from light pollution.

04 No works shall take place outside the building.

04 Reason: To protect the amenities of the occupiers of nearby properties.

05 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0800 and 1900 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays.

05 Reason: To protect the amenities of the occupiers of nearby properties.

06 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before development commences.

06 Reason: To ensure satisfactory provision of foul and surface water drainage.

07 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

07 Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

08 A Construction Method Statement (CMS) shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This should outline how demolition and construction phases will avoid, minimise or mitigate effects on the adjacent semi-natural mixed woodland. It should include physical barriers, normal working hours only (to minimise noise and lighting disturbance) and storage of any chemicals/ oils away from where spills could enter the woodland.

08 Reason: To ensure the integrity of the semi-natural mixed woodland is maintained and any protected species within the woodland are protected.

09 The mitigation measures recommended within section 6 of the Preliminary Ecology Appraisal (David Archer Associates, April 2019) shall be implemented during the construction period and enhancement provisions will be sited prior to the development coming into its intended use and retained thereafter.

09 Reason: To safeguard protected species and maintain biodiversity.

10 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building 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.

10 Reason: To improve the appearance of the site in the interests of visual amenity.

11 Protective measures, including fencing and ground protection, in accordance with the 'Tree Survey dated 26/10/2016 reference: 3188-053 written by Shawyers' and 'Tree Constraints Plan ref: 3188-053-TCP Rev. A' and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

11 Reason: To retain and protect the trees which form an important part of the amenity of the area.

12 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848210.

12 Reason: To retain and protect the trees which form an important part of the amenity of the area.

13 No arboricultural works shall be carried out to trees other than those specified and in accordance with the 'Tree Survey dated 26/10/2016 reference: 3188-053 written by Shawyers' and 'Tree Constraints Plan ref: 3188-053-TCP Rev. A'.

13 Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

14 Any deviation from works prescribed or methods agreed in accordance with the 'Tree Survey dated 26/10/2016 reference: 3188-053 written by Shawyers' and 'Tree Constraints Plan ref: 3188-053-TCP Rev. A' shall be agreed in writing to the Local Planning Authority.

14 Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

15 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

15 Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

16 A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the Local Planning Authority Tree Officer.

16 Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

17 The development hereby permitted shall be used for class B1(c) use and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

17 Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

18 The building hereby approved shall achieve 'BREEAM Outstanding' standard and shall not be occupied until a final Certificate has been issued for it certifying that the standard has been achieved. The certificate shall be submitted to and approved in writing before the occupation of the development hereby permitted.

18 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 (Joint Core Strategy).

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

Tree Constraints Plan -Drwg No: 3188-053-TCP Rev. A
Turning Head Vehicle Tracking - Drwg No: 020.0438.001 Rev. A
Box Van Vehicle Tracking - Drwg No: 020.0438.002 Rev. A
Box Van Tracking (Units 1-3) - Drwg No: 020.0438.005
Visibility Splays - Drwg No: 020.0438.006
Proposed Site Plan - Drwg No: 168-D-06
Proposed Site Plan - Drwg No: 168-D-07
Ground Floor Plan - Part 1 - Drwg No: 168-D-08
Ground Floor Plan - Part 2 - Drwg No: 168-D-09
Roof Plan - Part 1 - Drwg No: 168-D-10
Roof Plan - Part 2 - Drwg No: 168-D-11
Site sections - Drwg No: 168-D-12
Front Elevation -Drwg No: 168-D-13
Rear Elevation - Drwg No: 168-D-15
Side Elevation - Drwg No: 168-D-14

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

Item No	Ref No	Address	Recommendation
14	SDNP/19/013 31/CND	Abbots Worthy House, Martyr Worthy Road, Martyr Worthy, SO21 1DR	Permit

Officer Presenting: Sarah Tose

Public Speaking

Objector: Juliet Howland, Rose Burns

Parish Council representative: None

Ward Councillor: Cllr Jackie Porter

Supporter: Tracy Payne (agent)

Update

- The approved plans list has been amended to include the following additional 4 plans that were approved as part of the original application but missed off the plans list for the current application in error:
 - Site Plan- 2188/02

- Proposed Ground Floor Plan- 2188/09
 - Proposed First Floor Plan- 2188/10
 - Existing Floor Plans - 2188/11
- It has been brought to our attention that the address of the application site is incorrect as the site lies within Abbots Worthy, not Martyr Worthy. The address has been amended accordingly.
 - The application was re-advertised with amended plans on 8th May 2019; no further representations have been received.

Item No	Ref No	Address	Recommendation
15	SDNP/18/054 15/FUL	Land Between Alton Road and Marlands Lane, West Meon	Refuse

Officer Presenting: Sarah Tose

Public Speaking
Objector: None
Parish Council representative: None
Ward Councillor: Cllr Hugh Lumby
Supporter: Aaron Smith (agent)

Update
 No updates.

Item No	Ref No	Address	Recommendation
16	19/00594/FUL	Drakes Bottom, Dirty Lane, Hambledon, PO7 4QT	Permit

Officer Presenting: Curtis Badley

Speaking
Objector: None
Parish Council representative: None
Ward Councillor: None
Supporter: Mr Paul Harper, Mrs Sue Goldsborough

Update
 No updates.

Item No	Ref No	Address	Recommendation
17	TPO2242	Land off of Orchard Close, Alresford	Confirmation of Tree Preservation Order
<p>Officer Presenting: Lloyd Fursdon</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: None Ward Councillor: Cllr Jackie Porter Supporter: None</p> <p><u>Update</u> No updates.</p>			

End of Updates