



<b>Meeting</b>	Planning Committee
<b>Date and Time</b>	Thursday, 20th August, 2020 at 9.30 am.
<b>Venue</b>	This meeting will be held virtually and a live audio stream can be listened to via <a href="http://www.winchester.gov.uk">www.winchester.gov.uk</a> .

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

5. Where appropriate, to accept the Update Sheet as an addendum to the Report. (Pages 3 - 8)

City Offices  
Colebrook Street  
Winchester  
SO23 9LJ

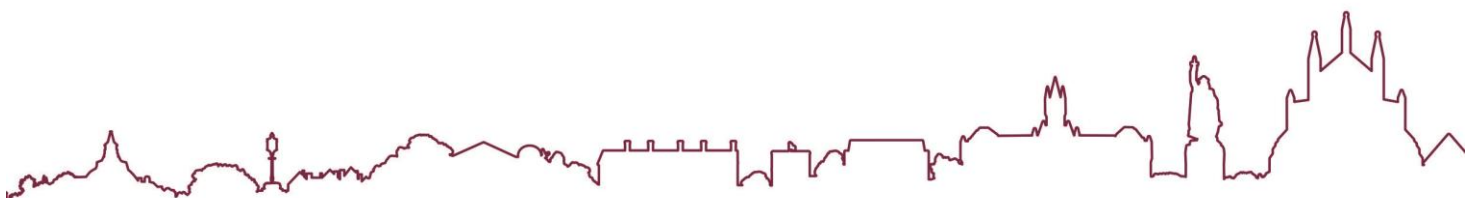
**Lisa Kirkman**  
**Strategic Director: Resources**  
**and Monitoring Officer**

All of the Council's publicly available agendas, reports and minutes are available to view and download from the Council's [Website](#) and are also open to inspection at the offices of the council. As part of our drive to minimise our use of paper we do not provide paper copies of the full agenda pack at meetings. We do however, provide a number of copies of the agenda front sheet at the meeting which contains the QR Code opposite. Scanning this code enables members of the public to easily access all of the meeting papers on their own electronic device. Please hold your device's camera or QR code App over the QR Code so that it's clearly visible within your screen and you will be redirected to the agenda pack.



19 August 2020

Agenda Contact: Dave Shaw, Senior Democratic Services Officer  
Tel: 01962 848221 Email: [dshaw@winchester.gov.uk](mailto:dshaw@winchester.gov.uk)



This page is intentionally left blank

## Planning Committee

### Update Sheet

**20/08/20**

**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/20/007 08/FUL	Hayden Barn Cottage Hampshire	Permit
<p><b>Officer Presenting: Hannah Harrison</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> Jackie Ware  <b>Parish Council representative:</b> Cllr Mark Rogers  <b>Ward Councillor:</b> Cllr Hugh Lumby  <b>Supporter:</b> Mr Dan Roycroft - Agent</p> <p><u>Update</u></p> <p>Since the publication of the report further representations have been received:</p> <p>12/8 - Objection received from Clare Joyce (Upham Inns).  13/8 - Objection received from Jackie Ware (Neighbour).  16/8 - Objection received from Kim Boog (Barn Owl Project &amp; Bird of Prey Hospital)</p> <p>They do not raise any new issues not covered in the report or alter the officers' recommendation.</p>			

Item No	Ref No	Address	Recommendation
8	20/00462/AVC	Hampshire Constabulary HQ, Romsey Road, Winchester, Hampshire,	Permit
<p><b>Officer Presenting: Catherine Watson</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> None  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> None  <b>Supporter:</b> None</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
9	20/00578/FUL	24 Langton Close, Winchester, SO22 6RJ,	Refuse
<p><b>Officer Presenting: Rose Lister</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> None  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> None  <b>Supporter:</b> Craig Lawson - Agent</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
11	20/00761/FUL	Land Adjacent To Woodlands, Bunkers Hill, Denmead, Hampshire,	Refuse
<p><b>Officer Presenting: Liz Marsden</b></p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> James Goodwin, Dee Hewitt, Mrs Stella Etherton  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> Cllr Judith Clementson  <b>Supporter:</b> Caroline Cahill - Applicant</p> <p><u>Update</u>  Further comments have been received from Ecology confirming that the Phase 2 survey addresses most of the concerns raised previously and that the development could be accommodated without adverse impact on the ecology of the providing appropriate mitigation is in place. Conditions requiring a Construction Method Statement, a Biodiversity Mitigation and Enhancement Plan and details of any external lighting should be included if permission granted.</p> <p>Letter from applicant's agent addressing issues raised in the committee report;</p> <ul style="list-style-type: none"> <li>- Ecology (as set out above)</li> <li>- Confirmation that it is proposed to improve the quality of external materials to be used and submission of a revised materials schedule.</li> <li>- The houses have been designed to reflect modern age and need for sustainable and energy efficient homes. Proposal is for a contemporary development which does not detract from the eclectic mix of styles existing in Bunkers Hill.</li> </ul>			

Item No	Ref No	Address	Recommendation
12	20/00883/FUL	Land Adjacent To Kestrel Rise , Pricketts Hill, Shedfield, SO32 2JW,	Permit

**Officer Presenting: Rose Lister**

**Public Speaking**

**Objector:** None

**Parish Council representative:** None

**Ward Councillor:** None

**Supporter:** Michael Paxman

**Update**

The Parish council have sent in additional comments in objection to the proposal:

**Representation from Shedfield Parish Council**

The site has been identified as being in an area where new dwellings are not normally permitted. MTRA 4 allows small scale sites for low key tourist accommodation appropriate to the site, location and the setting, but only where development would not cause harm to the character and landscape of the area or neighbouring uses or create inappropriate noise/light and traffic. Shedfield Parish Council believe this development is not appropriate to the site, location and setting and would cause harm through additional noise, light and traffic.

After a planning officer found 1 mobile home, 1 motor home and 2 caravans located on the site, the applicant made a successful retrospective application (19/01918/FUL) for temporary permission for 1 mobile home, to be used non-residentially in connection with the animals (horses, pigs, chickens and bees) kept on the site and specifically for butchering pigs and storing their carcasses.

The applicant cited his wish to advance his career as a smallholder and butcher to justify the mobile home, but this wish, like the animals, seems to have disappeared, and no longer figures in the applicant's plans. It is alleged that the conditions of planning permission 19/01918/FUL have been breached and that the mobile home has been used as residential accommodation. There are many local precedents where applicants have obtained spurious planning permission but subsequently used accommodation for different purposes.

The only access to the site is via a well-used footpath which is a scheduled right of way, but not a bridleway. The public would suffer a loss of enjoyment of the public footpath if this application were permitted. Weight should be given to the professional opinion of Hampshire County Council's Countryside Planning Support Officer objecting to the application. His report underlines the likely damage to public enjoyment caused by construction and subsequent use as holiday lets. As he notes, the applicant does not own the track. Contrary to the planning officer's report, the applicant has the right to use it for private but not for commercial purposes. The track becomes flooded in winter and is unsuitable for additional traffic. Upgrading the access route from an unmade track is not within the power of the applicant.

There is no suitable provision for drainage and the siting of a compost toilet is likely to pollute the nearby stream.

In the past, Wickham Festival has taken place for three days each year but owing to the impact of the pandemic it may not be held again. The festival is therefore no justification for this application.

Shedfield Parish Council

17 August 2020

Item No	Ref No	Address	Recommendation
13	19/02710/FUL	Land South Of Ash Farm, Titchfield Lane, Wickham, Hampshire,	Permit
<p><b>Officer Presenting: Rose Lister</b></p> <p><b><u>Speaking</u></b>  <b>Objector:</b> Stephen Jupp –On behalf of Mr &amp; Mrs Lamb  <b>Parish Council representative:</b> Cllr Mike Hollis  <b>Ward Councillor:</b> Cllr Angela Clear  <b>Supporter:</b> None</p> <p><b><u>Update</u></b></p> <p>Concerns have been raised regarding the type of battery and what would happen in the event of a leak.</p> <p>The exact type of battery is unknown however the most likely would be lithium ion batteries. They are very unlikely to leak however in this unlikely event this would be covered by the Contaminated Land Act.</p>			

**End of Updates**

This page is intentionally left blank