



|                      |   |
|----------------------|---|
| <b>Meeting</b>       | Planning Committee  |
| <b>Date and Time</b> | Thursday, 24th September, 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

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

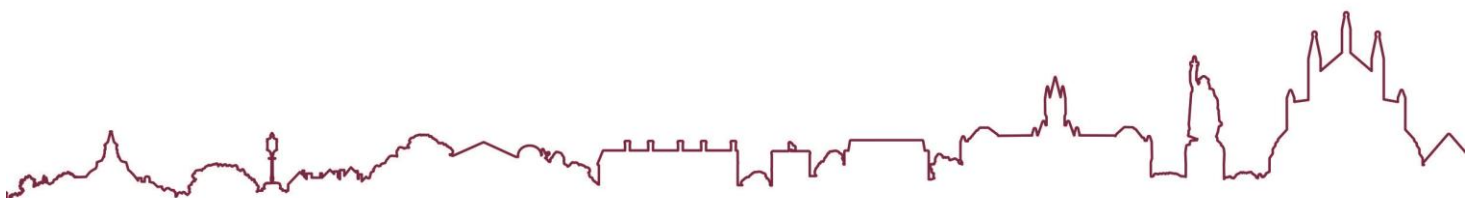
**Lisa Kirkman**  
**Strategic Director: Resources**  
**and Monitoring Officer**

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.



23 September 2020

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



This page is intentionally left blank

## Planning Committee

### Update Sheet

24/09/20

**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   | 20/01294/FUL | Winchester Cathedral Offices, 9 The Close, Winchester, SO23 9LS | Permit         |
| <p><b>Officer Presenting:</b> Liz Marsden</p> <p><b>Speaking</b><br/> <b>Objector:</b> Steven Partridge<br/> <b>Parish Council representative:</b> None<br/> <b>Ward Councillor:</b> None<br/> Cabinet Member: Cllr Paula Ferguson: Cabinet Member for Local Economy<br/> <b>Supporter:</b> Phillip Holroyd-Smith</p> <p><b>Update</b><br/> Additional information received from applicant setting out the measures to be implemented to ensure visitor safety. These include details of:</p> <ul style="list-style-type: none"> <li>- Visitor safety</li> <li>- Visitor communication</li> <li>- Staff safety</li> <li>- Ticketed entry</li> <li>- Crowd density controls</li> </ul> Full presentation appended. <p>Letter from applicant confirming willingness to erect a temporary fence at the western end to provide additional screening and details to address concerns of residents.</p> |              |   |                |

| Item No  | Ref No       | Address   | Recommendation |
|--|--------------|---|----------------|
| 8  | 20/00377/FUL | 144 Ladwell, Ladwell House, Hursley Road, Hursley, SO21 2LE | Permit         |
| <p><b>Officer Presenting:</b> Sean Quigley</p> <p><b>Public Speaking</b><br/> <b>Objector:</b> None<br/> <b>Parish Council representative:</b> Cllr David Killeen<br/> <b>Ward Councillor:</b> Cllr Eleanor Bell<br/> <b>Supporter:</b> Neil March-Agent, Alister Sinker-Applicant</p> <p><b>Update</b><br/> Planning History (dates included);</p> <p>07/02479/FUL-Two storey rear extension, detached garage with store above (26/11/07)</p> |              |   |                |

13/00236/FUL -Two storey rear extension, detached garage with store above (application returned or destroyed)

16/01489/FUL -Erection of two storey front extension and single storey rear extension (23/8/16)

17/00375/FUL - Demolition of the existing house and erection of new house in line with planning approval 16/01489/FUL with the addition of a garage to the front elevation (24/5/17)

### Conditions

The following amended conditions to be added to the decision if the application is permitted. They have been amended to reflect that fact that the application is retrospective.

01 The materials ~~to be~~ used in the construction of the external surfaces of the extension hereby permitted shall be as specified in the Supporting Statement and the approved plans. Development shall ~~then~~ be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area

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

WIN-NM-1351.07 – Elevations as Proposed  
WIN-NM-1351.06 – Floor Plans as Proposed  
WIN-NM-1351.03A – Site Plan as Proposed

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

03. The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: In the interests of the amenities of the locality.

04. The development shall be carried out in accordance with the measures, conclusions and recommendations set out within report by PV Ecology, phase 1 and 2 dated 7 August 2016. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason; To provide adequate mitigation and enhancement for protected species.

05. Within 3 month of the date of this permission, details of soft landscape works must be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the

following;- planting plans, including the proposed planting near the boundary of the site with Hursley Road, schedules of plants and replacement trees, noting species, planting sizes and proposed, numbers/densities where appropriate. All soft landscape works shall be carried out in accordance with the approved details. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason – In the interests of the visual amenities of the area.

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~~ within 3 months of the date of this permission. ~~The approved details shall be fully implemented before first occupation of the new dwelling.~~

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

07. Within 6 months of the date of this permission, detailed information (in the form of SAP design stage data) demonstrating that all homes meet the Code 5 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and the Code 4 standard for water (in the form of a BRE water calculator) shall be submitted to and approved in writing by the Local Planning Authority. The development ~~shall be built~~ must be in accordance with these findings.

Reason: To ensure that the proposal complies with Policy DM19 of the Local Plan Part 2.

| Item No  | Ref No           | Address  | Recommendation |
|--|------------------|--|----------------|
| 9  | 20/00293/HO<br>U | Wheatlands, Woodman Lane, Sparsholt,<br>SO21 2NS | Permit         |
| <p><b>Officer Presenting:</b> Sean Quigley</p> <p><b><u>Public Speaking</u></b></p> <p><b>Objector:</b> None</p> <p><b>Parish Council representative:</b> None</p> <p><b>Ward Councillor:</b></p> <p><b>Supporter:</b> Caroline Horrill</p> <p><u>Update</u></p> <p>None</p> |                  |  |                |

| Item No  | Ref No       | Address   | Recommendation |
|--|--------------|---|----------------|
| 11   | 20/00701/FUL | Lexington Ridge, Well Hill Paddock,<br>Hambledon Road, Denmead,<br>Hampshire, PO7 6HB | Permit         |
| <p><b>Officer Presenting:</b> Nicola Clayton<br/> <b>Public Speaking</b><br/> <b>Objector:</b> Robert Tutton<br/> <b>Parish Council representative:</b> Cllr Kevin Andreoli<br/> <b>Ward Councillor:</b> None<br/> <b>Supporter:</b> None</p> <p><u>Update</u></p> <p>None</p> |              |   |                |

| Item No  | Ref No       | Address                               | Recommendation |
|--|--------------|---------------------------------------|----------------|
| 12   | 20/01383/FUL | The Haven, Hambledon Road,<br>Denmead | Permit         |
| <p><b>Officer Presenting:</b> Liz Marsden</p> <p><b>Public Speaking</b><br/> <b>Objector:</b> Sandra Wakefield<br/> <b>Parish Council representative:</b> Cllr Kevin Andreoli<br/> <b>Ward Councillor:</b> Cllr Judith Clementson, Cllr Caroline Brook<br/> <b>Supporter:</b> Jane-Anne Coulter, Jonny Ribbans-Agent</p> <p><u>Update</u></p> <p>The following conditions to be added to the decision if the application is permitted.</p> <p>2. Prior to the occupation of the development hereby permitted detailed information (in the form of SAP as built stage data) demonstrating that all homes meet the Code 4 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and the Code 4 standard for water (in the form of a BRE water calculator with a maximum standard of 110litres/day) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.</p> <p>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).</p> <p>3. The parking area including the garage shall be provided in accordance with</p> |              |                                       |                |

the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

4. The development hereby approved shall be carried out in accordance with the recommendations contained within SWYG Extended Phase 1 Habitat Survey February 2017, Bat Dusk Emergence Survey letter dated 23 February 2017, GCN Presence/ Likely Absence surveys February 2017 and Reptile Presence/ Likely Absence surveys February 2017 covering Reptiles, SINC and stream pollution control, hedgerow retention and planting, lighting, nesting birds, invasive weeds, biodiversity enhancement measures, and GCN - non-licensed method statement.

Reason: To ensure all protected species are protected from harm.

NOTE - A licence is required from Hampshire Highways Winchester, Bishops Waltham Depot Botley, Road, Bishops Waltham, SO32 1DR prior to commencement of access works.

Reason: To ensure satisfactory means of access.

5 additional letters of objection, including 1 new household, have been received. One of these has been circulated to Councillors, together with photographs. The points made are summarised as follows:

- There is good reason to have a 2.4 'x' distance in this location to ensure that cars do not project into this narrow road, which has a dip and obscure bend. Reduction should only be allowed in certain circumstances.
- The hedge cannot be cut back without the permission of the owners.
- Manual for streets allows reduction in 'x' distance in lightly trafficked roads at low speeds, which is not the case here – excess of 3,800 vehicles per day.
- The developers have had 18 months to sort this out and the current application appears to be rushed through.
- No traffic survey has been carried out by HCC
- Number of objections demonstrate strength of objections to the proposal, with the feeling being that local people are not being listened to.
- There has been no conflict with the developers and are willing to discuss the proposal with them.
- The consultation response from HCC is inaccurate
- No written evidence has been produced to support the application.

1 further letter of support received on the grounds that proper year round maintenance of the hedgerow will ensure adequate visibility and enable speed restriction signs to be visible.



A presentation by the Cathedral for their Covid-19 planning.



COVID-19 Planning  
- Christmas Market.p

**End of Updates**

This page is intentionally left blank