



Meeting	Planning Committee
Date and Time	Thursday, 22nd October, 2020 at 9.30 am.
Venue	This meeting will be held virtually and a live audio stream can be listened to via www.winchester.gov.uk .

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 - 8)

City Offices
Colebrook Street
Winchester
SO23 9LJ

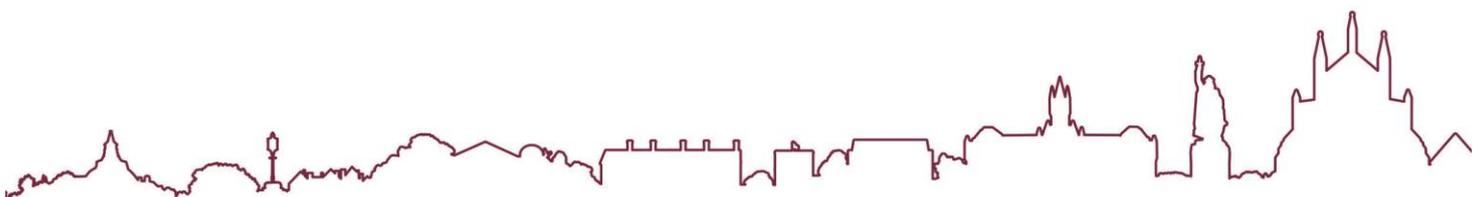
Lisa Kirkman
Strategic Director: Resources
and Monitoring Officer

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21 October 2020

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Planning Committee

Update Sheet

22/10/20

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.

Item No	Ref No	Address	Recommendation
7	20/01359/FUL	Ford Farm , Botley Road, Bishops Waltham, SO32 1DR	Permit
<p>Officer Presenting: Liz Marsden</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: Cllr Robert Shields Ward Councillor: None Supporter: Henry Brice-Agent, Graham Collett-Applicant</p> <p><u>Update</u> Letter from agent, submitted to all Member of the Planning Committee, with information to support the proposal in respect of the need for the poly tunnels and details of the additional employment generated and landscaping to be undertaken.</p>			

Item No	Ref No	Address	Recommendation
8	20/01388/HOU	13 Hack Drive, Colden Common, SO21 1UD	Permit
<p>Officer Presenting: Liz Marsden</p> <p><u>Public Speaking</u> Objector: Emma Boden Parish Council representative: Debbie Harding Ward Councillor: Cllr Tony Bronk, Cllr Sue Cook Supporter: Kim Blunt-On behalf of Mr and Mrs Holyoake</p> <p><u>Update</u> For information an objector is a Council employee.</p> <p>Letter and information, submitted to Members of the planning committee, from the applicant in support of the proposal, including:</p> <ul style="list-style-type: none"> - Shading diagrams showing existing and potential shading at various times of day - Photographs showing examples of roof forms in the surrounding area - Photographs showing use of different building materials in the vicinity of the site. <p>Information from immediate neighbour, submitted to Members of the Planning Committee, in support of their objection, including:</p> <ul style="list-style-type: none"> - Photographs of the site from inside and outside their property - Plan showing relative size of proposed building to existing garages in the area. - Planning Portal guidance for outbuildings 			

2 letters from neighbours and confirmation of agreement with from a further neighbour, sent to all Members of the Planning Committee highlighting concerns over:

- Conflict with pre-application advice
- Conflict with considerations raised in the report for the previous extension to No.13 in 2014.
- States that the officer report does not place sufficient importance on the significance of the side windows and this aspect has not been properly considered.
- Request for a site visit, but no feedback.
- Misleading representation submitted by applicant and agent, notably that top of landing window shown as 5m high on plans rather than 4.3m high in reality
- Lack of clear measurements
- Site of outbuilding not used by family.
- Workshop has potential to cause significant noise impact
- The open space is vital to the outlook from the windows in the side elevation of no.15 and its loss will result in adverse impact on the character of the area and set a precedent that could affect Colden Common as a whole. Will also effectively land lock residents of Kiln Green, reducing views to and from Hack Drive, and have an adverse impact on the setting of the adjacent footpaths, going against the Village Design Statement.
- The previous overgrown nature of the site does not justify the building of a permanent structure.
- Design of the building completely inappropriate and its size is such that it has the potential to be converted into a house.
- Inconsistency in the report in terms of reference to the outbuilding and the uses that it is to be put to.
- Reference to permitted development is not relevant as it is not within curtilage and would be too close to footpath to be permitted, even if PD rights had not been removed from Hack Drive.
- Officer fails to take into account the cumulative impacts of the proposal that are sufficient to justify a refusal.
- Loss of parking as people won't park in front of a garage

The planning history of this site has been investigated and the boundary of the original consent for the development 1963 (WIR/9799/1) extends to the footpath running along the eastern side of the site. The subsequent planning permission for the extension to Hack Drive, allowing 4 additional houses, was submitted in 1970. The available plans do not show any specific designation of the land.

Item No	Ref No	Address	Recommendation
9	20/00902/FUL	Land To The Rear Of, Jubilee Cottage, Winchester Road, Waltham Chase, Hampshire	Permit
Officer Presenting: Rose Lister			

<u>Public Speaking</u>			
Objector: David Ogden			
Parish Council representative: Cllr Jones			
Ward Councillor: None			
Supporter: Ian Donohue-Agent			
<u>Update</u>			
None			

Item No	Ref No	Address	Recommendation
12	20/00324/FUL	Prospect House , 15 Magdalen Hill, Winchester, SO23 0HJ	Permit
Officer Presenting: Megan Osborn			
<u>Public Speaking</u>			
Objector: None			
Parish Council representative: None			
Ward Councillor: None			
Supporter: Chris Ward-Agent			
<u>Update</u>			
<u>Highways</u> – Update to the amount of parking from two parking spaces to one space to the rear of the site, this was shown on an amended plan submitted in March and is still considered acceptable in terms of parking as this is a highly sustainable location.			

Item No	Ref No	Address	Recommendation
13	20/00886/FUL	18 Dean Lane, Winchester, SO22 5LL	Permit
Officer Presenting: Catherine Watson			
<u>Public Speaking</u>			
Objector: None			
Parish Council representative: None			
Ward Councillor: None			
Supporter: Mark Sennitt-Agent			
<u>Update</u>			
None			

Item	Ref No	Address	Recommendation
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No			
14	20/00771/FUL	Mountview , Church Lane, Sparsholt, SO21 2NJ	Permit
Officer Presenting: Verity Murphy			
<u>Public Speaking</u>			
Objector: Fred Blakemore			
Parish Council representative: Cllr John Little			
Ward Councillor: Cllr Horrill			
Supporter: Nick Culhane-Agent			
<u>Update</u>			
None			

End of Updates

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