



Meeting	Planning Committee
Date and Time	Thursday, 19th November, 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

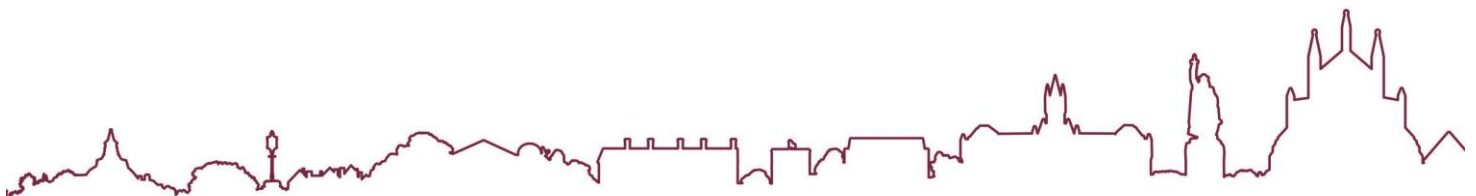
Lisa Kirkman
Strategic Director: Resources
and Monitoring Officer

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18 November 2020

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Planning Committee

Update Sheet

19/11/20

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	20/01373/HOU	Broadgate Lodge, Broad Street, Alresford, SO24 9AN	Permit
<p>Officer Presenting: Catherine Watson</p> <p><u>Speaking</u> Objector: James Ekins Parish Council representative: None Ward Councillor: Cllr Margot Power Supporter: Philip Piper - Agent</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
8	19/02852/FUL	93-95 Oliver's Battery Road South	Permit
<p>Officer Presenting: Verity Murphy</p> <p><u>Public Speaking</u> Objector: Nigel Smith, Roger Farthing Parish Council representative: Cllr David Kirkby Ward Councillor: Cllr Eleanor Bell Supporter: Jason Murphy</p> <p><u>Update</u></p> <p>In section headed 'Principle' of the officer report, the following update is added:</p> <p>A letter was received on 16th November 2020 from Sturt and Parker relating to the viability and marketing of the site. In addition to the viability report submitted with the application, the letter reiterates that any other commercial use on the site would be unviable and produce a negative land value. The original viability report demonstrates the losses that would be incurred should someone come forward and try and deliver a commercial or community scheme. There are also a number of abnormal costs which have been set out in the development appraisal which include demolition and asbestos removal. Furthermore, the current dilapidated state of the buildings and their unsuitability for any occupation, makes them unsuitable to be marketed for such purposes.</p> <p>The letter also refers to the COVID-19 pandemic. It states that it is now clear that there have been fundamental changes to the marketplace, and it is extremely unlikely that any commercial developer would seek to construct more retail, offices or other community facilities in a secondary location as there has been so much damage done to the UK's retail and commercial sectors, due to the multiple</p>			

lockdowns in 2020.

This additional information does not change to the officer recommendation to permit the application.

Item No	Ref No	Address	Recommendation
9	20/01390/FUL	112 Teg Down Meads, Winchester, SO22 5NZ	Permit

Officer Presenting: Liz Marsden

Public Speaking

Objector: Joanne McLeod – Adam Hendry on behalf of Mr and Mrs Brown, Miss Janine Wright

Parish Council representative: None

Ward Councillor: Cllr Anne Weir

Supporter: Jeremy Tyrell - Agent

Update

None

Item No	Ref No	Address	Recommendation
10	20/01532/FUL	Warner Court, Northlands Drive, Winchester, SO23 7AX	Permit

Officer Presenting: Cameron Finch

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: None

Supporter: None

Update

None

Item No	Ref No	Address	Recommendation
12	SDNP/19/051 73/FUL	The Old Bank, High Street, West Meon, Hampshire, GU32 1LJ	Permit

Officer Presenting: Lisa Booth

Public Speaking

Objector: Neil March - Southern Planning Practice on behalf of Ingrid Sparshott and neighbours

Parish Council representative: None

Ward Councillor: Cllr Hugh Lumby

Supporter: Richard Lowe - Agent

Update

Additional Information

Status of additional roof plan provided to PC p108?

The roof covering was requested to be amended by the Parish Council in their representation.

The applicant submitted an amended plan to the Council to show slate – Drg. No: 401.PL02 A - Proposed Dwelling - External Finishes (documented in the plans list)

Explanation of abbreviations:

- CEMP – Construction Environmental Management Plan
- BEMP – Biodiversity Enhancement and Mitigation Plan
- NERC - Natural Environment and Rural Communities Act 2006
- SINC – Site of Important for Nature Conservation

Ecology survey and Water voles

An Extended Phase 1 Ecological Assessment (Phillips Ecology, March 2020) was submitted in support of the application. A specific water vole survey has not been undertaken, however we know they are present in the River Meon and therefore assume their presence within this stretch of the River. The application has been amended to include a 5m riparian buffer between the River Meon and the proposed development. This is in line with the recommendations within the Water Vole Mitigation Handbook produced by The Mammal Society in 2016.

Car parking, cycle storage, and turning area.

The requisite number of parking spaces has been provided for each household (3 for Bank House and 2 for the new dwelling) in line with Winchester City Council Parking Standards.

Turning has been provided. There is suitable space to enable cars to turn around within the site so that they can enter and exit in a forward gear.

Condition 17 requires details of cycle storage to be submitted.

Item No	Ref No	Address	Recommendation
13	20/00720/HOU	Maxwell House, Mincingfield Lane, Durley, SO32 2BR	Permit
<p>Officer Presenting: Curtis Badley</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: None Ward Councillor: None Supporter: None</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
14	20/01484/FUL	Wickham Group Surgery, Houghton Way, Wickham, PO17 5GU	Permit
<p>Officer Presenting: Curtis Badley</p> <p><u>Speaking</u> Objector: Wendy Greenish, Geoff Phillpotts Parish Council representative: Cllr Loraine Rappe Ward Councillor: Cllr Neil Cutler Supporter: Mr Ed Kennedy and Dr Ben Inglis, Martyn Rogers</p> <p><u>Update</u></p> <p><u>Amendment to 'Impact on Character of the Area' section of the committee report and point of clarification.</u> To clarify, within the second paragraph under the heading 'Impact on Character of the Area', the number of additional consulting rooms should read 12 and not 10. The existing Gudgeon wing of the surgery contains two private consulting rooms, one health education room and one public health education room within the ground floor. No consulting rooms are provided in the first floor above which is currently used as storage space. As a result of the proposal seven consulting rooms are provided within the ground floor of the Gudgeon wing and seven consulting rooms are provided within the first floor of the Gudgeon wing. This results in the net increase in 12 consulting rooms which has been addressed within the amended proposal description.</p> <p><u>Addition to the 'Design/Layout' section of the committee report</u> The proposed diverted footpath which will run alongside the Eastern elevation of the Gudgeon wing to access the north of the site is proposed to match the</p>			

function and design of the existing hardstanding access arrangement, using a rounded concrete curb and cobblestone paving to match the existing. This is considered to maintain suitably maintain both pedestrian and vehicular access to the north of the site.

Additional representation received from Mr G Phillpotts – Vice Chair Wickham Community Land Trust

An additional representation has been received expressing concern at the Traffic Impact Assessment submitted by Paul Basham on behalf of the applicants. Comments of objection have been received on the basis that the assessment is based upon an inappropriate methodology and comparison base, understates the current parking use and does not deal with key safety and parking issues on the access road.

Point of clarification of number of letters supporting and objecting to the proposal

To clarify, 19 letters have now been received from 12 households and a number of community and residents associations objecting to the application and 3 letters were received from a local ward councillor and two local NHS Clinical Commissioning Groups supporting the application.

Item No		Address	
15	TPO 2279	61 Tower Street, Winchester	Permit
<p>Officer Presenting: Ivan Gurdler</p> <p><u>Speaking</u> Objector: Sarah Strangeway Parish Council representative: None Ward Councillor: None Supporter: None</p> <p><u>Update</u> None</p>			

End of Updates