

Planning Committee

Update Sheet

18/03/20

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	19/00852/OUT	Land to the North of Forum Buildings, Solent Business Park, Parkway, Whiteley	Permit

Officer Presenting: Simon Avery

Public Speaking

Objector: Whendie Blackwell, Yvonne Beadlesmith

Parish Council representative: Cllr Malcolm Butler

Ward Councillor: Cllr Bentote

Cabinet Member: None

Supporter: David Hughes-Applicant

Update

Some of the proposed conditions have been amended following discussions with the applicant. The changes are to allow flexibility, either in terms of the timing of the submission of details (condition 7); or to distinguish separate elements of the application as these may be built out by different contractors (conditions 15, 18 and 19); or to allow some flexibility in how parking standards are applied (condition 28). The amended conditions are as follows with changes in bold text:

7 **Within three months of development starting on either the hotel or the restaurant in Phase 1**, interim BREEAM Certificates shall be submitted to and approved in writing by the local planning authority. These shall demonstrate that the hotel achieves 65% of BREEAM points and 5 Ene 01 credits and the restaurant achieves 60% of BREEAM points and 5 Ene 01 credits, unless otherwise agreed in writing by the local planning authority, The development shall be built in accordance with these approved details.

15 **Prior to the occupation or use of the hotel or restaurant buildings in Phase 1**, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all **landscaped areas associated with either the hotel or restaurant**, shall be submitted to and approved in writing by the local planning authority. **Prior to use of the multi-storey car park a landscape management plan including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas associated with the multi-storey car park and all the common parts in Phase 1 not associated with the hotel or restaurant shall be submitted to and approved in writing by the local planning authority.** The landscape management plans shall be carried out in accordance with the approved details.

18 Prior to the occupation or use of the **hotel and restaurant** buildings in Phase 1, a Lighting Scheme **for each of the buildings and their external areas** shall be submitted to and approved in writing by the local planning authority. **Prior to use of the multi-storey car park in Phase 1, a Lighting Scheme for the multi-storey car park and all the common parts in Phase 1 not associated with the hotel or restaurant shall be submitted to and approved in writing by the local planning authority.** All lighting for **each of these buildings** shall be installed, maintained and operated in accordance with the approved Lighting Scheme.

19 Prior to the occupation or use of **each building, structure or infrastructure** in Phase 1, the roads, parking spaces, service areas, cycleways and footways relating to **the relevant building, structure or infrastructure in Phase 1** shall be constructed, surfaced and marked out in accordance with the approved plans.

28 The provision of parking for cars and other vehicles and cycles for the light industrial units and nursery hereby approved shall comply with parking standards as a minimum, **unless otherwise agreed in writing by the local planning authority.**

In addition to these changes, it has been agreed with the applicant that reptiles on the site should be retained rather than relocated off-site. This is preferable from a biodiversity point of view. The condition below is therefore proposed to be added, and the requirement for a contribution towards relocation of reptiles removed from the s106 legal agreement:

Prior to development starting on Phase 1, details of a habitat creation scheme to ensure reptiles can be retained on site, shall be submitted to and approved in writing by the local

planning authority. Works shall be undertaken in accordance with the approved details.

Reason: In the interests of biodiversity and to ensure adequate mitigation is secured to protect the reptiles on site during both the construction and operational phases of the development.

Item No	Ref No	Address	Recommendation
8	19/02469/FUL	Land Rear of Chairmakers Arms, Hipley Road, Hambledon	Permit

Officer Presenting: Rose Lister

Public Speaking

Objector: None

Parish Council representative: Cllr Langford-Smith, Cllr Clay

Ward Councillor: None

Cabinet Member: None

Supporter: None

Update

None

Item No	Ref No	Address	Recommendation
9	19/00423/FUL	Bittles Farm, Fareham Road, Hambledon, PO7 4QW	Permit

Officer Presenting: Rose Lister

Public Speaking

Objector: None

Parish Council representative: Cllr Langford-Smith, Cllr Clay

Ward Councillor: None

Cabinet Member: None

Supporter: None

Update

One additional comment in support of the proposal has been submitted regarding:

- On site security
- Additional care for the animals on site

Item No	Ref No	Address	Recommendation
10	19/02806/HOU	2 Lynford Way (Merrymead), Winchester SO22 6BW	Permit

Officer Presenting: Marge Ballinger

Public Speaking

Objector: Stuart Lyell, Duncan McLeish

Parish Council representative: None

Ward Councillor: Cllr Learney

Cabinet Member: None

Supporter: Katy King-Applicant, Nicholas Brook-Agent

Update

After the committee report was finalised for publication, drawings have been amended to address the concern of potential gutter overhang onto no.3 Lynford Avenue. The box gutter has been defined and drawings amended to include the altered design. The condition within the report will therefore be revised with the amended drawings:

Condition 5 (Plans)

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

- Location & Block Plan, drawing BMA256/PL01D submitted 16.12.201 (amended 17.03.2020)
- Proposed Ground Floor Plan, drawing BMA256/PL05D (amended 17.03.2020)
- Proposed First Floor & Roof Plan, drawing BMA256/PL06D (amended 17.03.2020)
- Proposed Elevations, drawing BMA256/PL07D (amended 17.03.2020)

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

Item No	Ref No	Address	Recommendation
12	19/01874/FUL	49 Stoney Lane, Winchester, SO22 6DP	Refuse
Officer Presenting: Liz Marsden			
Public Speaking			
Objector: Keith Adams, Colin Goldsmith			
Parish Council representative: None			
Ward Councillor: Cllr Learney			
Cabinet Member: None			
Supporter: None			
Update None			

Item No	Ref No	Address	Recommendation
13	19/02773/HOU	55 Milland Road, Winchester, SO23 0QA	Permit
Officer Presenting: Marge Ballinger			
Public Speaking			
Objector: None			
Parish Council representative: None			
Ward Councillor: None			
Supporter: Jane Willing			
Update None			

Item No	Ref No	Address	Recommendation
14	19/02847/HOU	Abbottswood, Sleepers Hill, Winchester, SO22 4NA	Permit
Officer Presenting: Rose Lister			
Public Speaking			
Objector: Neil Clemson-Kerrfield Residents			
Parish Council representative: None			
Ward Councillor: None			
Cabinet Member: None			
Supporter: None			
Update None			

End of Updates