

Planning Committee

Update Sheet

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
6	17/01723/FUL	Post Mead, Shore Lane, Bishops Waltham	Permission

Officer Presenting: Brian Conlon

Public Speaking

Objector:

Parish Council representative: Cllr Robert Sheilds

Ward Councillor:

Supporter: Mr Andrew Burgess (agent)

Update

No additional letters of representation received.

Additional Condition

Following an assessment of future occupancy and alternative uses the following condition is considered reasonable and necessary:

23. Each of the apartments hereby permitted shall be occupied only by:

- Persons aged 60 or over; or
- A spouse/or partner (who is themselves over 55 years old) living as part of a single household with such a person or persons; or
- Persons who were living in one of the apartments as part of a single household with a person or persons aged 60 or over who has since died; or
- Any other individual expressly agreed in writing by the Local Planning Authority.

REASON: In considering this proposal for apartments for the elderly, weight has been given to the likely nature and needs of the occupants of the proposal. This has been given specific weight when considering the likely level of parking required for this development for retirement living, whilst the amount of parking provision is regarded as acceptable given the evidence provided this might not have been the case had these been apartments serving the general population. For this reason according with Policy DM18 of the Winchester Local Plan Part 2 Development Management and Site Allocations (2017), guidance within the High Quality Places Supplementary Planning Guidance March 2015 and the Bishops Waltham Design Guide.

Drainage

Officers' can confirm that Hampshire County Council (HCC) Surface Water Management Team have reviewed the additional drainage information submitted by the developer's Engineer in relation surface water and foul water drainage. This information adequately addresses the previous concerns raised by HCC and

they raise no objection and have no further comments to make.

Affordable Housing

Officers' have received confirmation that the developer is able and willing to agree to a £50,000 affordable housing contribution being secured through a S106 Legal Agreement. Therefore, the Officer recommendation has been updated to reflect this material change, to read as follows:

Revised Recommendation:

That the application be APPROVED subject to the completion of a legal agreement to secure and £50,000 Affordable Housing contribution and the following condition(s).

Item No	Ref No	Address	Recommendation
7	18/00565/FUL	7 Stoney Lane, Winchester	Permission

Officer Presenting: Liz Marsden

Public Speaking

Objector: Jane Parker; Mike Craske

Parish Council representative:

Ward Councillor: Cllr Anne Weir; Cllr Eileen Berry

Supporter: Paul Doswell & Justin Nicholas (agents)

Update

- Condition 9 be amended to read:
The recommendations within the Peach Ecology *Ecological Assessment* of 20th February 2018, **as updated by information received from Peach Ecology on 24th May 2018**, shall be adhered to.

Prior to any translocation of reptiles, a translocation strategy will be produced and sent to the LPA for approval; approved works shall be implemented in accordance with the approved details and timing of the works, unless otherwise approved in writing by the local planning authority. Following the preparation of a suitable reptile receptor site, all reptiles will be translocated in accordance with current best practice.
- Condition 18: Plan ref. 7517 D04 be amended to 7517 D04 rev.D
- Petition received with 217 signatories requesting that the consideration of the application should be deferred and that a site visit will be made by all voting committee members prior to any planning committee meeting.

Item No	Ref No	Address	Recommendation
8	18/00251/FUL	The English Partridge, Bighton, Alresford, Hampshire	Permission

Officer Presenting: Robert Green

Public Speaking

Objector: Jonathan Booth;

Parish Council representative: Neil March (agent representing PC)

Ward Councillor: Cllr Lisa Griffiths

Supporter: Mike Worthington (agent)

Update

- Condition 02 amended to include the following plan numbers:
Proposed Site Location Plan [drawing number 040 Rev A] received 21.02.2018
Proposed Block Plan of the Site [drawing number 041 Rev A] received 21.02.2018
- Correction of typo in Condition 10 from 'fro' to 'for'
- Amendment to Condition 10 to remove reference to the 'western end' of the car park and to add an archaeology requirement. The condition will now read:

No development shall commence until details of the alterations to the car parking area of The English Partridge have been submitted to and approved in writing by the Local Planning Authority. The details must include:

- Sections showing the level changes proposed to increase the size of the car park
- Details of the boundary treatment to be used on western and southern borders of the car park
- Materials to be used in the surfacing of the car park.
- Archaeological assessments of any ground alterations

Development must then continue in accordance with the approved details.

No development shall commence until such time as the parking layout for the pub as shown on drawing numbered P730 Rev A has been implemented to the satisfaction of the Local Planning Authority. The spaces hereby agreed shall be provided for the public house in perpetuity.

- Addition of Condition 17 to read:
No development, or works of site preparation or clearance, shall take place until details, including a topographical survey, plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

- Addition of '**Recommendation: Permission, subject to the following conditions**' to end of report.

Item No	Ref No	Address	Recommendation
9	17/03184/HOU	Church Cottage 20 St Johns Street Winchester SO23 0HF	Permission

Officer Presenting: Liz Marsden

Public Speaking

Objector: Kim Blunt; Mr Stirrup

Parish Council representative:

Ward Councillor:

Supporter: Karen Gunn

Update

- Add '**Application be permitted**' following Recommendation
- Further representation submitted to Councillors which include illustrations of the proposed extension when viewed from the churchyard and neighbouring property. The accuracy of these illustrations is questioned, particularly in respect of the western end of the extension which is shown as a gable end rather than fully hipped as in the submitted plans.

Item No	Ref No	Address	Recommendation
10	18/00130/HOU	1 Old Hillside Road Winchester Hampshire SO22 5LN	Permission
<p>Officer Presenting: Curtis Badley</p> <p><u>Public Speaking</u></p> <p>Objector:</p> <p>Parish Council representative: Cllr Anne Weir on behalf of Parish</p> <p>Ward Councillor:</p> <p>Supporter: Steve Lawrence</p> <p><u>Update</u></p>			

Item No	Ref No	Address	Recommendation
11	17/02476/HOU	84 Water Lane Winchester Hampshire SO23 0ES	Permission
<p>Officer Presenting: Marge Ballinger</p> <p><u>Public Speaking</u></p> <p>Objector: Roger Davey</p> <p>Parish Council representative:</p> <p>Ward Councillor:</p> <p>Supporter: David Flower</p> <p><u>Update</u></p>			

End of Updates