

Planning Committee

Update Sheet

17/12/20

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	20/01781/FUL	Site Of Former Captain Barnard Otterbourne Road, Compton, Hampshire	Permit

Officer Presenting: Verity Murphy

Speaking

Objector: James Marshall, David Schapira - South Downs Local Residents Association

Parish Council representative: Cllr Tim Hunt

Ward Councillor: None

Supporter: Nick Billington - Agent

Update

In section headed 'Consultations' the following update is added:

A consultee response from WCC Ecology was received on 10/12/2020 which raises concern with the ecological information submitted with the application. The ecology report was deemed acceptable and approved under the previous application (19/00761/OUT) and was conditioned to the consent. The mitigation measures (condition 15) proposed under this application are similar to those already approved on site and it is not considered that it would be reasonable to request more information or warrant a reason for refusal on ecological grounds. The WCC Ecology response does not change the officer recommendation of approval for the application

In section headed 'Conditions,' Condition 2 is amended to:

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

Site Location Plan - AL(9)900B
Proposed Site Plan – AL(9)902H
Proposed Ground Floor GA - AL(0)001A
Proposed First Floor GA - AL(0)002A
Proposed Second Floor GA - AL(0)003A
Proposed Roof Space GA - AL(0)004A
Proposed Roof Plan - AL(0)005B
Elevations 1 - AL(0)040A
Elevations 2 - AL(0)041A
Rendered Elevations 1 - AL(0)050A
Rendered Elevations 2 - AL(0)051A
Site Sections - AL(0)060B
Proposed Boundary Treatments – AL(9)904C
Proposed Outbuildings - AL(9)905A
RC Pile Layout Drawing 39468/01 P1
Foundation Layout 39468/02 P1
Foundation Layout 39468/03 P1

Foundation Layout 39468/04 P1
 Foundation Sections and Details 39468/05 P1
 Site Access Works and Visibility Splays 39468/51 P1

Reason: In the interests of proper planning and for the avoidance of doubt and to ensure the development is carried out in accordance with the relevant policies of The Development Plan.

Condition 5 is amended to:

5. The hard and soft landscaping of the site shall be carried out in accordance with the following landscaping plans, hereby permitted:

- Landscaping Proposals Drawing ORO L1 REV E
- Landscape Management Plan by PDP Landscape and Urban Design Ltd
- Proposed Boundary Treatments Drawing AL(9)904C

The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. 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 visual amenity of the area and to ensure the provision, Establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

Item No	Ref No	Address	Recommendation
8	20/01502/FUL	Erdely Clease Way Compton Down Winchester Hampshire SO21 2AL	Permit

Officer Presenting: Verity Murphy

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: None

Supporter: Richard Mandair-Applicant

Update

A further representation has been received from the residents of Down Cottage relating to the proposed balustrade on top of the patio and the overbearing impact of

this on neighbouring amenity. This representation does not change the total number of objections received or the officer recommendation to approve the application.

In section headed 'Conditions,' Condition 8 is added:

8. Prior to the construction of the balustrade on top of the patio, a drawing of the elevations of the balustrade at a scale of 1:100 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the height of the patio is acceptable in the interests of visual amenity.

Item No	Ref No	Address	Recommendation
9	20/01381/HOU	38 Harrow Down, Badger Farm, SO22 4LZ	Permit

Officer Presenting: Jordan Wiseman

Public Speaking

Objector: None

Parish Council representative: Fenella Jarvis

Ward Councillor: None

Supporter: Marek Bobrowski - Applicant

Update

One further letter of objection has been received dated 15.12.2020 from no.22 Harrow Down.

The representation raises a number of points which are summarised below with the case officer's comments beneath each point:

1. The report wrongly states that the Parish Council submitted a "no objection".

Upon the first consultation period the parish council submitted an objection against the proposal. The reasons for objection were due to concerns regarding inadequate parking as a result of the proposal and over-development. Revised plans were received dated 09.10.2020, which included an additional allocated parking space. As a result a further period of public consultation was carried out for an additional 14 days, and the parish council and local residents were notified of the revised plans. In response to this second consultation, the parish council submitted a "no objection" dated 06.11.2020 providing the additional parking space is to the WCC standard of 4.8m. There were no conditions recommended by the parish council.

2. The report shows an inaccurate diagram of the second driveway

The proposed site plan which identifies a second additional allocated parking space

for the application site was submitted at a scale of 1:100 with a measurement of 4.8m labelled against the proposed parking space. This measurement has been checked against the submitted plan and is considered to be an accurate measurement.

3. The report wrongly says that there is communal parking

A communal parking area is located to the east of the site, adjacent to No's 31-33 Harrow Down, which provides additional parking for properties at the end of the Close.

Item No	Ref No	Address	Recommendation
11	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

Parish Council representative: None

Ward Councillor: Cllr Hugh Lumby

Supporter: Richard Lowe - Agent

Update

There have been two further letters received questioning whether the riparian buffer has been measured properly and the accuracy of the plans.

The Case Officer has measured the riparian buffer on site and is satisfied that it is 5m (more in some places) and this has been verified by the Ecology Officer on site.

The mitigation guidelines state that the buffer should be from the toe of the bank. The toe being the area of the bank at or immediately above water level. So the buffer includes the river bank.

It is evident on site and from the plans how much garden area there will be to the edge of the riparian buffer and Officers are satisfied that the plans accurately show this.

An additional question was raised relating to the effect of light pollution on the riparian buffer. This has been considered by WCC Ecologist and the Planning Officer. Condition 16 requires details of automatic black out blinds/low transmission tinted glass to reduce light spillage.

Item No	Ref No	Address	Recommendation
12	20/00807/HOU	13 Harestock Close, Winchester, SO22 6NP	Permit
<p>Officer Presenting: Robert Green</p> <p>Public Speaking</p> <p>Objector: None</p> <p>Parish Council representative: None</p> <p>Ward Councillor: None</p> <p>Supporter: None</p> <p><u>Update</u></p> <p>In the 'Impact on character of area and neighbouring property' section, the final sentence notes the addition as having a 2 – 2.2m height to eaves. This should read 2 – 2.3m. The eaves height differs due to the slope of the roof.</p>			

Item No	Ref No	Address	Recommendation
13	20/01590/OUT	1 Glebe Villas Trampers Lane North Boarhunt PO17 6BZ	Refuse
<p>Officer Presenting: Rose Lister</p> <p>Public Speaking</p> <p>Objector: None</p> <p>Parish Council representative: None</p> <p>Ward Councillor: None</p> <p>Supporter: Chris Ward - Agent</p> <p><u>Update</u></p> <p>Ecology</p> <p>There is a SINC (Little Forest) located to the rear of the site. A bat survey has been submitted indicating that the outbuildings to be removed have low potential, however further surveys have been recommended to confirm that the sites are not being used.</p> <p>It is not considered that ecology surveys can be secured via condition as the presence of protected species must be determined through further surveys. In order to determine that adequate mitigation is required and ensure that it is secured these reports are required prior to determination and the applicant has indicated that they are unwilling to provide these.</p> <p>It is therefore considered that the proposal cannot be properly assessed in this regard and the application is contrary to policies CP15 and CP16 of the Winchester District Local Plan Part 1.</p>			

Conclusion

The site would result in a continuation of the existing built up road frontage rather than filling in a small site within a continuously developed road frontage. The proposal is therefore contrary to policy MTRA3.

The continuation of the developed frontage would result into encroachment into the countryside with a visual and physical intrusion contrary to policy DM23.

The bat survey has identified a need for additional surveys which have not been produced and the proposal is therefore considered to be contrary to policies CP15 and CP16.

The site is within 5.6km of the Solent SPAs and the mitigation has not been received contrary to CP15 and CP16.

Refusal reason 3:

The application fails to accord with policies CP15 and CP16 of the Local Plan Part 1 in that the site is within 50m of Little Forest SINC and Ancient Woodland and insufficient ecological information has been submitted. Therefore, impact on the local ecology cannot be assessed.

The Solent Recreational Mitigation has been received and secured and therefore reason 3 for refusal is no longer required.

Item No	Ref No	Address	Recommendation
13	Confirmation of TPO2281	Land at Fallowfields, Compton Street, Compton	Permit
<p>Officer Presenting: Ivan Gurdler</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: None Ward Councillor: None Supporter: None</p> <p><u>Update</u> None</p>			

End of Updates