

Planning Committee

Update Sheet

24/03/21

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	20/02818/FUL	Goodworth House, 53 St Cross Road, Winchester	Permit

Officer Presenting: Catherine Watson

Public Speaking

Objector: Richard Harwood, Ann Jones

Parish Council representative: None

Ward Councillor: None

Supporter: Andrew Scott, Chris Rees-Agent, Mark Turner-Heritage consultant

Update

- An objection was circulated to Members from Paul Roberts on 17.03.2021.
- An objection was submitted to Members from Richard Harwood QC on 22.03.2021
- The dark mauve strip shown on the location plan (p9) shows the listed wall
- The 2 Grade B trees to be felled are a Redwood (T17) and Magnolia (T20) and are adjacent to northern boundary with 53
- Condition 13 (landscaping) requires full details to be given with regards to the landscaping, including the planting of new trees. The locations of the trees are shown on the landscaping plan but the condition will require the applicant to give details of the new trees, including species, girth, height, planting pattern and future maintenance. Semi-mature trees can be requested through this condition.
- The 2019 (19/00762/FUL) Hampshire Highways response states that the additional traffic movements generated by the scheme can be safely accommodated on St cross Road. It also confirms the need for a s278 agreement to accommodate the new access onto St Cross Rd and the proposed parking layby on Cripstead Lane.
- Footpaths on St Cross Road, Cripstead Lane and St Faiths Rd are to be retained, other than where the new access vehicular crossing on the pavement on St Cross Rd will be
- There is a 1m strip of land to the south of St Faith's School, which should allow wheelchair and foot access to the rear classrooms.
- There is a mix of dwellings in the area – the terraced houses of St Faiths School, but also larger detached or semi-detached Victorian villas on St Cross Rd. The proposed dwellings takes its cues in terms of size and design from surrounding streets. Paras 1-3 under the heading "Design/Layout" go into detail about the housing mix and why it is appropriate for this site.
- The historic environment officer notes that the garden as it is, is a completely private space and not appreciable until one enters the site. In its current state, the site makes little positive contribution to character and appearance. Any of the Victorian garden features that may have been present, have not been so for many years.

Item No	Ref No	Address	Recommendation
7	20/02819/LIS	Goodworth House, 53 St Cross Road, Winchester	Permit

Officer Presenting: Catherine Watson

Public Speaking

Objector: Richard Harwood, Ann Jones

Parish Council representative: None

Ward Councillor: None

Supporter: Chris Rees-Agent, Mark Turner-Heritage consultant

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Item No	Ref No	Address	Recommendation
8	20/02503/FUL	Plover Hill , Field Way, Compton, SO21 2AF	Permit
<p>Officer Presenting: Verity Murphy</p> <p><u>Public Speaking</u> Objector: David Jobson Parish Council representative: Cllr Frances Strange Ward Councillor: Cllr Eleanor Bell, Cllr Hannah Williams Supporter: Jeremy Higgins – Agent, Mr and Mrs Carter - Applicants</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
9	20/02132/FUL	Scandia House, Southdown Road, Shawford.	Permit
<p>Officer Presenting: Sean Quigley</p> <p><u>Public Speaking</u> Objector: Mr Mike Killingley – Southdown Residents Association Parish Council representative: Cllr Frances Strange Ward Councillor: Cllr Eleanor Bell, Cllr Hannah Williams Supporter: Adam Griffiths - Agent</p> <p><u>Update</u> An application for Pre-Application Advice for the subdivision of the site and the erection of a house was submitted in September 2020 (20/01695/PRE). That application was subsequently withdrawn as the applicant opted to submit a full planning application for the development. That is the application before the committee.</p> <p>Since the publication of the agenda a question has arisen regarding the principle of the development of the front part of existing residential plots; whether there are any other examples of this form of development in the area; and whether approving the proposal will set a precedent for neighbouring plots.</p> <p>The site is within the (DM1) settlement boundary where built development is in principle acceptable. The proposal then falls to be assessed in the context of relevant local plan policies – the main consideration being the impact of the development on the character and appearance of the area. The report concludes that whilst the proposal will have an impact on the character of the area, in this case it is not sufficient to justify the refusal of planning permission. Whilst some infill development has occurred in other parts of Southdown, the case officer is not aware of examples in this area where a new dwelling has been built in front of an existing dwelling. With regard to precedent – applications are assessed on their individual merits and should the cumulative impact of development have an</p>			

unacceptably detrimental impact on the character of the area, further applications will be refused. The issue of the cumulative impact of development is specifically covered in LPP2 Policy DM15 – Local Distinctiveness.

Item No	Ref No	Address	Recommendation
11	20/01089/FUL	Recreation Ground, Sports Pavilion , Upper Church Road, Shedfield, SO32 2JB	Permit

Officer Presenting: Nicola Clayton

Public Speaking

Objector: Mr Hatt

Parish Council representative: None

Ward Councillor: Cllr Vivian Achwal

Supporter: Cllr Linda Warren & Cllr David Ogden

Update

Condition 7 should read as follows:

No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority and undertaken in accordance with the approved details. The approved statement shall include scaled drawings illustrating the provision for -

- 1) The parking of site operatives and visitors vehicles.
- 2) Loading and unloading of plant and materials.
- 3) Management of construction traffic and access routes.
- 4) Storage of plant and materials used in constructing the development.

Reason: In the interests of highway safety.

Item No	Ref No	Address	Recommendation
12	20/02668/FUL	Land Adjacent To, Woodlands, Clewers Hill, Waltham Chase, Hampshire	Refuse

Officer Presenting: Marge Ballinger

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: None

Supporter: Alexandra Webb (Agent)

Update

None

Item No		Address	Recommendation
13	SDNP/20/0379 5/FUL	Land Adjacent to New Cottages, Warnford Road, Corhampton	Permit

Officer Presenting: Hannah Harrison

Public Speaking

Objector: None

Parish Council representative: Cllr Jerry Pett

Ward Councillor: None

Supporter: Sue Norriss, Mark Sennitt - Agent

Update

Report Conditions updated:

5. A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Local Planning Authority within 2 months of the date of this planning permission. This will show the areas fenced off for dog training and the areas maintained and enhanced for wildlife. This shall include the type and location of bat boxes and bird boxes as well as details of native species-rich planting. These biodiversity enhancements shall be sited within 2 months of the approval of the Biodiversity Enhancement Plan, or within an alternative timescale agreed in writing by the Local Planning Authority, and retained thereafter.

Reason: To ensure a net gain in biodiversity in line with the NPPF.

6. No external lighting scheme shall be implemented without the prior approval, in writing, of the Local Planning Authority. Any future lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

Further information is provided as follows:

- The application states a maximum of 10 dogs in one training session. The sessions are varied, such as puppy training or behaviour training.
- The car park area is an open area of land. Currently the site is just grass with a membrane placed near the entrance to help access when heavy rain falls. The site has more than ample space for parking and turning without causing disruptions outside of the site.
- With regard to the toilet block the planning application states the toilets are not for customer use unless necessary. It is assumed that the applicant will manage such facilities at site.
- A biodiversity enhancement plan has been requested by condition.

- The application received 43 representations from 36 households. 6 households objected, 30 households support.
- The application site falls outside of a defined settlement boundary. In order to comply with Policy SD25, new development must be justified. The use of the open land to be used as a dog training facility is considered to be an appropriate use given the nature and space required for the facility.
- There is no requirement for the access to be widened but general maintenance has been conditioned for highway safety reasons.
- Environmental Health officers have confirmed that the application is acceptable and no noise issues were reported upon visiting the site during a busy training session.

Item No		Address	Recommendation
14	SDNP/20/0495 5/FUL	Four Acres, Cams Hill Lane, Hambledon	Permit
<p>Officer Presenting: Charlotte Fleming</p> <p>Public Speaking</p> <p>Objector: None</p> <p>Parish Council representative: None</p> <p>Ward Councillor: None</p> <p>Supporter: Mr Paul Campbell</p> <p><u>Update</u></p> <p><u>Clarifications:</u> Description says sui generis (for secure dog walking and family picnics/recreation site), this means the use does not fall into a specific use class, a change to any other use (including other sui) would require permission.</p> <p>Works that have been carried out so far are permitted development, so do not require retrospective planning permission. The application is for the change of use of the field.</p> <p>No hedgerow has been removed, only heavily trimmed.</p> <p>The booking session is 50 minutes per slot, plus 5 minutes for parking, although clients often block book a couple of sessions.</p> <p>Strict procedures over badly behaved dogs, with clear terms and conditions when booking. Dogs will have to use the Hoe Cross Fields site twice to be vetted for behaviour before being allowed to use the Four Acre site. In the past 2 years 6 people have been asked not to come back to Hoe Cross Fields, due to poor behaviour.</p> <p><u>Insert/alterations:</u> P191 - Amend heading 'WCC–Winchester Highways' to 'HCC-Hampshire Highways'</p>			

P191 - Misspelling 5 lines up, replace 'license' with 'licence'

P204 – Insert additional informative: “9. Applicant should encourage customers to use the preferred access route via Hambledon Village.”

P212 – presentation – right hand photo (with vehicle) updated photograph.

Item No		Address	
15	TPO 2289	Lansdown House, 85 Fairfield Road, Winchester, SO22 6SG	
Officer Presenting: John Bartlett			
<u>Public Speaking</u>			
Objector: Chris and Maianna Elmitt			
Parish Council representative: None			
Ward Councillor: None			
Supporter: None			
<u>Update</u>			
None			

End of Updates