

# **Planning Committee**

## **Update Sheet**

**26/05/2021**

**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
8	20/02729/FUL	Winnall Flats, Winnall Manor Road, Winchester, SO23 0LX	Permit

**Officer Presenting:** Megan Osborn

**Public Speaking**

**Objector:** Mr Brian Pitts, Mr Patrick Davies

**Parish Council representative:** None

**Ward Councillor:** None

**Supporter:** Ross Alyward – Agent, Debbie Rhodes - WCC New Homes Delivery Team, Mark Johnson – UBU Landscape Architecture

Update

Comments were received from the SDNPA in January and the SDNPA have 'no comments' on the proposal.

Change to wording of conditions 2, 5 and 6 to:

2. The development hereby permitted shall be carried out in accordance with the plans and documents listed below unless otherwise agreed in writing by the local planning authority:

Landscaping plans

General arrangement plan - 100 C05

General arrangement plan 01 – 101 C03

General arrangement plan 02 – 102 C05

General arrangement plan 03 – 103 C02

General arrangement plan 04 – 104 C03

General arrangement plan – Eclectic charging points – 100 Rev H

GA Kerb plan and hard landscape 01 – 105 C02

GA Kerb plan and hard landscape 02 – 106 C02

GA kerb plan and hard landscape 03 – 107 C02

GA Kerb plan and hard landscape 04 – 108 C02

GA fencing and street furniture plan 01 – 109 C02

GA fencing and street furniture plan 02 – 110 C02

GA fencing and street furniture plan 03 – 111 C02

GA fencing and street furniture plan 04 – 112 C02

GA setting out plan 01 – 113 C02

GA setting out plan 02 – 114 C02

GA setting out plan 03 – 115 C02

GA setting out plan 04 – 116 C02

Landscape graphic plan – 117

Hard landscape build up detail – 200 C01

Kerb and edging detail – 201 C01

Steps Detail – 202 C01

Balustrade and retaining wall detail and section – 203 C01

Typical tree and shrub planting detail – 204 C01

Play equipment detail 205

Close board, trellis and brick wall and metal rail and brick wall details – 206 C01

Timber hit and miss fencing detail -207 C01  
 Bike stands – 208 C01  
 Retained steps section – 209 C01  
 Tree pit to parking details – 210 C01  
 General arrangement planting plan – 300  
 Planting plan 01 – 301  
 Planting plan 02 – 302  
 Planting plan 03 – 303  
 Planting plan 04 – 304  
 Planting plan schedule – 305  
 NBS Specification – 900  
 Landscape management plan 1468-05-600  
 Proposed landscape works –Tesco land 10001 Rev B  
 Landscape appraisal - Dec 2020, revised Jan 2021 – 1468 LVApp rev B

5. Prior to the commencement of the development above DPC level hereby permitted, detailed information demonstrating that the development will achieve AECB standards **or Passivhaus low energy standards** shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2018 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

6. Prior to the occupation of the development hereby permitted detailed information demonstrating that the development will achieve AECB standards **or Passivhaus low energy standards** shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

Item No	Ref No	Address	Recommendation
9	20/02543/FUL	Rutland House, 11 Park Road, Winchester, SO22 6AA	Permit
<p><b>Officer Presenting:</b> Verity Murphy</p> <p><b>Public Speaking</b></p> <p><b>Objector:</b> Mr and Mrs Burnley, Nicole Servini</p> <p><b>Parish Council representative:</b> None</p> <p><b>Ward Councillor:</b> Cllr Paula Ferguson</p> <p><b>Supporter:</b> Chris Rees - Agent</p> <p><u>Update</u></p>			

In section headed 'Impact on neighbouring property', the following is added to paragraph 3.

Plot 3 does contain two windows in the north western elevation, one at ground floor level and one at first floor level. These windows will serve stairwells which are considered to be an internal area of low amenity value, and are not considered to generate a significant level of overlooking to the properties within the Kings Barton development to north of the site. This does not affect the officer recommendation to approve the application.

Item No	Ref No	Address	Recommendation
10	20/01581/HOU	1 Earlsdown, Northbrook Avenue, Winchester, SO23 0JW	Permit

**Officer Presenting:** Cameron Finch

**Public Speaking**

**Objector:** Mr Peter Hardy

**Parish Council representative:** None

**Ward Councillor:** None

**Supporter:** Polly Lane

Update

Item No	Ref No	Address	Recommendation
12	19/02421/FUL	Land off New Road, Swanmore	Permit

**Officer Presenting:** Liz Marsden

**Public Speaking**

**Objector:** None

**Parish Council representative:** Cllr Jon Woodman

**Ward Councillor:** None

**Supporter:** Greg Allison - Agent

Update

Letter received from Cllr Woodman of Swanmore Parish Council suggesting that the attenuation pond at the front of the site could and should be an underground storage tank as per the other large one found on the site. Benefits of this are set out as:

- 1) The amount of water that could be stored would be greater.
- 2) The area can be covered and used as a car park for both the school and visitors to residents (permeable hoggin surface like the others in the village)
- 3) Provides off road parking space for the cars that will have to move from New Road as part of the TRO (which we also welcome).

Email received from owner of neighbouring property (Belmont Farm) to the effect

that he has never been contacted by Persimmon Homes to request permission for ecological surveys on his land.

Typing error on page 130 – comment by Hampshire Swift Society should read ‘many more’.

Item No	Ref No	Address	Recommendation
13	20/02243/FUL	Straight Path Paddock, Pricketts Hill, Shedfield, Hampshire	Permit

**Officer Presenting:** Rose Lister

**Public Speaking**

**Objector:** None

**Parish Council representative:** None

**Ward Councillor:** None

**Supporter:** Mr and Mrs Sherwood-Applicant, Mr Angus Murdoch – Agent, Mr Maurice Hickman

Update

Drainage:

The site is in flood zone 1 and therefore at low risk of flooding. A large septic tank exists on the site however a sewer is indicated close by that should be investigated. If there is no mains sewer close by a package treatment plant should also be considered.

A soakaway exists on the site that is suitable for 2 dwellings. It is considered that an additional soakaway would be required to accommodate the additional dwelling and therefore it is considered appropriate to include a drainage condition.

15. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted.

The approved details shall be fully implemented before development commences.

Reason: To ensure satisfactory provision of foul and surface water drainage.

Additional comment Received:

Shedfield Parish Council is particularly concerned to reduce local over-development. Pricketts Hill in particular and the surrounding area generally already contains very many mobile homes, and any addition would amount to unacceptable over-concentration. There are already a number of sites that are specifically authorised for travellers and or travelling show persons. WCC is obliged to ‘ensure that the scale of such sites does not dominate the nearest settled community’.

Item No	Ref No	Address	Recommendation
14	21/00471/HOU	Greenwood Manor, Greenwood Lane, Durley, SO32 2AP	Permit
<p><b>Officer Presenting:</b> Marge Ballinger</p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> None  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> None  <b>Supporter:</b> None</p> <p><u>Update</u></p>			

Item No		Address	
15	Confirmation of TPO 2294	Hockley Golf Club, Winchester Road, Twyford	
<p><b>Officer Presenting:</b> Ivan Gurdler</p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> None  <b>Parish Council representative:</b> Cllr Chris Corcoran  <b>Ward Councillor:</b> Cllr Sue Cook  <b>Supporter:</b> None</p> <p><u>Update</u></p>			

**End of Updates**