

Planning Committee

Update Sheet

18/08/21

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	21/00674/HOU	Jaspers, 4 Farley Close, Olivers Battery, SO22 4JH	Permit
<p>Officer Presenting: Cameron Taylor</p> <p><u>Public Speaking</u> Objector: Mrs Celia Palmer Parish Council representative: Cllr Brian Mitchener Ward Councillor: Cllr Jan Warwick, Cllr Hannah Williams – Pre-prepared speech to be read out by Cllr Warwick Supporter: Janet Dade</p> <p><u>Update</u></p> <p>Since the publication of the report there has been further correspondence from an objector to the council and members challenging the accuracy of the plans. Confirmation has been received from the agent that the plans provided for the application are scaled accurately.</p>			

Item No	Ref No	Address	Recommendation
7	21/00910/OUT	Quob Stables Equestrian Centre, Durley Brook Road, Durley, Southampton Hampshire	Refuse
<p>Officer Presenting: Rose Lister</p> <p><u>Public Speaking</u> Objector: Mrs Katherine Phillips, Gill Mulley Parish Council representative: Cllr Gabe Rappini Ward Councillor: Cllr Steve Miller, Cllr Michael Kurn Supporter: Louise Cutts – Agent, Steve Jenkins - I –Transport, Naomi Cressweller - Consulo Ltd, Paul Phasey - Architecture plb</p> <p><u>Update</u></p> <p>The National Model Design Code (NMDC) has now been adopted with the amended NPPF. It is considered that the NMDC confirms that overarching design parameters are required for schemes being brought forward. Therefore the previous assessment of the scheme's design code is considered to be in line with the NMDC.</p> <p><u>Ecology</u></p> <p>Additional information was submitted in regard to reptile reports and a biodiversity net gain calculation. These demonstrate that the existing site has a limited amount of protected species and proposed mitigation which is considered to be acceptable. The Biodiversity Net Gain demonstrates an uplift in net gain from the proposal.</p>			

Item No	Ref No	Address	Recommendation
8	21/01279/FUL	Garage Block 1 To 6 Southbrook Cottages Micheldever SO21 3DJ	Permit
<p>Officer Presenting: Verity Murphy</p> <p><u>Public Speaking</u> Objector: Amanda Hall Parish Council representative: None Ward Councillor: Cllr Caroline Horrill Supporter: Paul Phasey – Agent, Debbie Rhodes</p> <p><u>Update</u></p> <p>A further objection comment was received on 11th August 2021 from Number 17 Southbrook Cottages. This objection comment expresses concern with the overdevelopment of the site, the design of the proposal being out of character with the area and lack of parking within the site.</p> <p>This objection comment does not raise any new material planning considerations not raised in the officer report and does not change the officer recommendation to permit the application.</p>			

Item No	Ref No	Address	Recommendation
9	21/01334/FUL	Land Off Abbotstone Road Fobdown Hampshire	Refuse
<p>Officer Presenting: Verity Murphy</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: None Ward Councillor: None Supporter: Martin Pratt – Applicant, Guy Jones</p> <p><u>Update</u></p> <p>A letter from the applicant was received on 9th August 2021. This letter expresses concern with some of the consultee responses received and also questions why other consultees are not being listened too. This letter also expresses concern with the planning judgement of the case officer.</p> <p>A letter was received on 13th August from the planning agent, this has been circulated by the applicant to Committee Members. This letter expresses concern with the officer report in relation to its incompleteness, misleading and dishonest nature, lack of detail and the letter also expresses concern with the proposed refusal reason on nitrates.</p>			

A letter was received on 14th August from the planning agent questioning whether Winchester had a 5 year housing land supply. In response to this, the council's current supply of deliverable housing sites is 7.1 years (2019 – 2024) or 7.4 years (2020 – 2025). The council therefore has a very healthy supply of deliverable sites.

A letter was received on 16th August from Town Legal on behalf of the applicant. This letter has also been sent to each Committee Member by Town Legal. This letter states that the officer has not engaged with the applicant and that the report is legally defective. The letter also questions why the DRP have not been consulted and makes reference to their comments under the previous application. The letter also states that the officer's interpretation of the term 'isolated dwelling' is incorrect and reviews the consultee's comments provided by WCC Landscape and WCC Urban Design.

These letters do not raise any new material planning reasons which are not covered in the officer and do not change the officer recommendation to refuse the application.

- In section headed 'Representations' the following is added:

4 additional support comments have been received, the total number of support comments received is 12.

These additional letters of support do not change the officer recommendation to refuse the application.

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

WCC Strategic Planning:

Please see comments on the previous application 19/00500/FUL dated 7 June 2019. The Development Plan policies remain the same, with the key difference in terms of planning policy being the July 2021 revision to the NPPF. In particular, NPPF paragraph 79e is amended to delete reference to schemes being 'innovative' (now paragraph 80). The result is that schemes must now be 'truly outstanding' as well as meeting the other requirements of paragraph 80. The proposal should only be permitted if it is demonstrated to satisfy NPPF paragraph 80 and, as noted previously, it is difficult to see how it achieves this. However, other officers are better qualified to comment on design, landscape, etc matters.

Item No	Ref No	Address	Recommendation
11	21/00359/FUL	Development Land Malt Lane Bishops Waltham Hampshire	Refuse
<p>Officer Presenting: Liz Marsden</p> <p><u>Public Speaking</u> Objector: Vivian Jury Parish Council representative: Cllr Ford Ward Councillor: None Supporter: Tom Francis – Applicant, Adrian Rutter</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
12	21/01219/HOU	Carlton Villa 10 Compton Road Winchester SO23 9SL	Permit
<p>Officer Presenting: Cameron Taylor</p> <p><u>Public Speaking</u> Objector: Alison Davidson Parish Council representative: None Ward Councillor: Cllr Charles Radcliffe Supporter: Allison Jowitt – Applicant, Mr Hamblin, designer and engineer</p> <p><u>Update</u> None</p>			

Item No		Address	
13	21/01349/HOU	11 Ashburton Place 15 Chilbolton Avenue Winchester SO22 5HB	Permit
<p>Officer Presenting: Marge Ballinger</p> <p><u>Public Speaking</u> Objector: Dr Charles Knightley Parish Council representative: None Ward Councillor: None Supporter: David Neame Agent, – prepared statement to be read by Simon Carter.</p> <p><u>Update</u> Condition 2 amended to include clarification with 'home office' added: 1. The garden building/<u>home office</u> hereby permitted shall not be occupied at any time other than for purposes incidental to the residential use of the existing dwelling, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.</p> <p>Reason: To protect the amenity and privacy of the adjoining residential properties.</p>			
Item No		Address	
14	SDNP/21/0168 7/FUL	Loomies, Alton Road, West Meon	Permit
<p>Officer Presenting: Hannah Harrison</p> <p><u>Public Speaking</u> Objector: Sam Plumbe, Steve Gale, Rebecca Corbett Parish Council representative: None Ward Councillor: Cllr Hugh Lumby Supporter: None</p> <p><u>Update</u> None</p>			

End of Updates