

Planning Committee

Update Sheet

21/10/21

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.



Working in Partnership



Item No	Ref No	Address	Recommendation
6	21/01727/FUL	Coventry House, Barfield Close, Winchester, Hampshire, SO23 9SQ	Application Permitted

Officer Presenting: Simon Avery

Public Speaking

Objector: Patrick Davies, Dr Michael Heard

Parish Council representative: None

Ward Councillor: Cllr Charles Radcliffe

Cabinet Member: Cllr Martin Tod

Supporter: Andrew Fraser-Urquhart QC, Catherine Bartlett – Agent, Andy Hickman – Head of Programme, Jon Charlton – Contractor, Willmott Dixon, Sarah Jones-Morris – Landscape Architect, Paul Roebuck – Ecologist, Paul Ingham – Lighting advisor, Stephan Booi – Acoustics advisor, Malek Thomas – daylight/Sunlight assessor

Update

Since the publication of the addendum report 56 further letters of objection have been received. These letters do not raise any new material planning considerations not already covered in the reports. These representations are available to members via the Council's website on the page which concerns the current application.

Slide 49 on the committee presentation document contained a superceded version of drawing VTX-STL-XX-ZZ-DR-A-XXXX-0301. This has been corrected to include the revised version (submitted 1st October 2021) - revision PL02.

A further letter from Harrison Grant solicitors (representing Dr Michael Heard) has been submitted outside of the period in which additional representations were invited. This is addressed to members of the planning committee and is available for members to view on the Council's website.

A correction is required to the addendum report on page 22 concerning how the height of the building is expressed on the elevation plans. In the 5th paragraph under the heading 'Design/layout' the Applicant has confirmed that the North West corner of the building is 9.25m above internal ground floor formation level, which equates to 48.20 m AOD.

Item No	Ref No	Address	Recommendation
8	SDNP/21/03759/ CND	Abbots Worthy House, Martyr Worthy Road, Abbots Worthy, Winchester SO21 1DR	Application Permitted

Officer Presenting: Mrs Sarah Tose
Public Speaking
Objector: Juliet Howland
Parish Council representative: None
Ward Councillor: Cllr Steve Cramoysan
Supporter: None

Update

No update

Item No	Ref No	Address	Recommendation
9	SDNP/21/039 87/FUL	Lithywood Acres, Green Lane, Hambledon, PO7 4SX	Application Refused

Officer Presenting: Mrs Lisa Booth
Public Speaking
Objector: None
Parish Council representative: None
Ward Councillor: None
Supporter: Lucy Darby

Update

No update

Item No	Ref No	Address	Recommendation
10	21/02016/FUL	Culduthel House , Links Road, Winchester, SO22 5HP,	Application Permitted

Officer Presenting: Mrs Megan Osborn
Public Speaking
Objector: Oliver Wethered, Chris Boulter – Pre-prepared statement to be read by Mr Wethered
Parish Council representative: None
Ward Councillor: None
Supporter: Jim Beavan-Agent

Update

Changes to the proposed boundary treatment on the eastern boundary with Culduthel from a 1.8m high close boarded fence to a chain and link fence and hedge. This will be reflected in the landscaping and boundary conditions (7 and 8).

Item No	Ref No	Address	Recommendation
11	21/00422/FUL	Shedfield Equestrian Centre , Botley Road, Shedfield, SO32 2HN,	Application Permitted

Officer Presenting: Rose Lister

Public Speaking

Objector: Ms. Jo Harvey

Parish Council representative: Cllr Francesca Byrne

Ward Councillor: None

Supporter: Caroline Gould - Agent

Update

An additional comment has been submitted from Cllr Lumby in his capacity as a HCC councillor. His comments are copied below in full for ease of reference.

This email is sent in my capacity as Hampshire County Councillor for the Meon Valley Division. This division includes the application centre for this matter. It is not sent in my capacity as a Winchester City Councillor, as this lies outside my ward.

First, I appreciate this email is out of time for comments, given it is coming to committee this week. I did attempt to make comments online but this was not possible, I assume for that reason. Nonetheless, I should be grateful if you could draw this email to the attention of the committee.

Secondly, I also appreciate that it is unusual for a county councillor to comment on a planning application being dealt with by the district council. The reason I am doing so is that the wider Shedfield Equestrian Centre has a mixture of areas where HCC is actually the planning authority. It is in that context that I am writing. I am not commenting on matters within the remit of WCC and indeed am neutral about the application itself.

You refer in your report to some of the complicated planning history at the wider site. Parts of the site, as mentioned, are regulated by HCC planning, parts by WCC planning and the Environment Authority also has a role. This complex position is compounded by a long history of individual consents and multiple uses which make it difficult to identify a coherent whole.

The site owners are alleged to have carried out a number of breaches of planning across these different areas and all three authorities are working together to produce a co-ordinated response to this. I understand that WCC Enforcement for example are working on a report with proposed next steps.

Each of HCC, WCC and the EA have received numerous complaints from the parish council and local residents in relation to the use of the site, ranging from noise and dust to allegedly unauthorised activities. I can attest to this having received a good number myself and having seen some received by local WCC councillors.

This may or may not be an appropriate application and that is of course for the committee to decide. However, given the interlocking nature of the various parts of this site, the ongoing alleged breaches and the lack of a comprehensive approach for the site as a whole, I would request that consideration of this application is deferred until the ongoing investigations are complete. That way, the application can be considered as part of the wider site and the response to it, rather than as an isolated island.

Cllr Hugh Lumby
 Member for the Upper Meon Valley ward
 Hampshire County Councillor for the Meon Valley Division

It is considered that the majority of the unauthorised works and uses are outside of the red line plan and therefore cannot be considered as part of this application. Notwithstanding this, the cumulative impact on the site has been considered within the officer report. A deferral of the application is not reasonable, this application must be considered on its own merits. The enforcement issues are being addressed separately.

Item No	Ref No	Address	Recommendation
	TPO 2300	Gravel Pit Copse	Confirm TPO
<p>Officer Presenting: John Bartlett <u>Speaking</u> Objector: Kevin Cloud Parish Council representative: None Ward Councillor: Cllr Clear Supporter: None</p> <p><u>Update</u> Following new information being received Gravel Pit Copse is not classified as a semi Ancient woodland it is classified as a Semi Natural Woodland.</p>			

End of Updates