

# **Planning Committee**

## **Update Sheet**

**16/02/2022**

**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	21/01731/REM	Land to the East of Sun Lane, New Alresford	Approve

**Officer Presenting:** Robert Green

**Public Speaking**

**Objector:** None

**Parish Council representative:** None

**Ward Councillor:** Cllr Margot Power

**Supporter:** Mr David Jobbins - Agent

**Update**

- Hampshire County Council Education Authority have made comments on the safeguarded school land. Matters such as the fencing are secured under the s106. However, given the concerns raised over the levels of the site and to achieve access for all, the following condition is added:

“Prior to the commencement of development on the Safeguarded School Land, a plan showing the levels of the site, access points and finalised plans must be submitted to and approved in writing by the Local Planning Authority. Development must then continue in accordance with the approved details

Reason: To allow consultation with the HCC Education Authority and to ensure the site is accessible to all”

- For clarity, the amount of hard surfacing proposed is considered to be acceptable and the materials condition will request samples for inspection. Also, the Affordable Housing units contain sufficient living space to meet the bedspace requirements of the Affordable Housing Supplementary Planning Document.

- There is a typing error in the *Site Description and Historic Environment* section. The New Alresford Conservation Area is 70m to the north-west at the closest distance rather than 500m. The assessment made on the Conservation Area remains the same.

- In response to HCC Highway Authority’s comments on the Employment Land layout and for the avoidance of doubt, the following condition is added:

“The road layout of the Employment Land must be as approved by application 17/01528/OUT pending the submission of a separate Reserved Matters application.

This application does not approve the access points shown on drawings HED.1429.100, 200, 206, 500 and 509 or any amendments to the approved road layout.

Reason: The current plans show road entrances which cannot be fully assessed without the associated Reserved Matters application”

- The removal of Permitted Development is usually included at the outline consent stage. The outline consent for this site did not remove Permitted Development Rights. However, as the levels of the site and layout are now known, it is deemed appropriate to remove Class B rights (for extensions to

a roof). This is due to the levels of the site which would result in dormer windows being dominant and visible from the street scene. The other classes (extensions, roof lights, outbuildings etc) are subject to controls under the relevant legislation and this is considered acceptable for this site. An additional condition is therefore included:

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Class B of Schedule 2, Part 1 of the Order, shall be carried out without the prior written consent of the Local Planning Authority. Reason: To ensure that the development is proportionate to the site in order to protect the amenities of the locality and to maintain a good quality environment.”

- Condition 02 (approved plans) has been reordered and updated to include drawing reference numbers. The drawing references will also be added to condition 13 (landscaping). The drawing list now reads as follows:
  - Adoptable Highway Overview Plan [drawing 9510 P01 dated May 2021] [23.06.2021]
  - Applicant Response to Ecology Comments including statements [07.01.2022]
  - Arboricultural Impact Assessment and Method Statement by ACD Environmental with reference TWSC23273aia-ams [23.06.2021]
  - Car Park Visibility Splays [drawing 064.5013.SK103] [07.12.2021]
  - Central Open Space – Fitness Equipment [drawing HED.1429.210 P02] [07.12.2021]
  - Design and Access Statement [07.12.2021]
  - Drainage Strategy and Water Quality Management Report SLA-ASKSW-XX-XX-RP-C-00002 [10.08.2021]
  - Employment Land Technical Note [reference 064.5013/DTN/1] [01.07.2021]
  - Central Open Space General Arrangement [HED.1429.205 P02] [07.12.2021]
  - General Arrangement Plan – Detail Area LEAP – South East [drawing HED.1429.209 P02] [07.12.2021]
  - General Arrangement Plan – Detail Area LEAP – South West [drawing HED.1429.208 P02] [07.12.2021]
  - General Arrangement Plan – Detail Area Toddler play area Central Green [drawing HED.1429.207 P01]
  - General Arrangement Plan [HED.1429.200 P02] [23.12.2021]
  - General Arrangement Plan Sheet 1 [drawing HED.1429.201 P02] [23.12.2021]
  - General Arrangement Plan Sheet 2 [drawing HED.1429.202 P01]
  - General Arrangement Plan Sheet 3 [drawing HED.1429.203 P02] [07.12.2021]
  - General Arrangement Plan Sheet 4 [drawing HED.1429.204 P03] [23.12.2021]
  - General Arrangement Plan Sheet 6 [drawing HED.1429.206 P01] [07.12.2021]
  - Housetype Booklet dated December 2021 [07.12.2021]
  - Illustrative Masterplan [drawing HED.1429.100 P04] [23.12.2021]
  - Illustrative Phasing Plan [drawing 115 P1] [23.06.2021]
  - Landscape Planting Plan [drawing HED.1429.500 P03] [23.12.2021]
  - Landscape Planting Plan Sheet 1 [drawing HED.1429.501 P02] [23.12.2021]
  - Landscape Planting Plan Sheet 10 [drawing HED.1429.510 P01] [07.12.2021]
  - Landscape Planting Plan Sheet 2 [drawing HED.1429.502 P01] [07.12.2021]
  - Landscape Planting Plan Sheet 3 [drawing HED.1429.503 P03] [23.12.2021]
  - Landscape Planting Plan Sheet 4 [drawing HED.1429.504 P02] [07.12.2021]
  - Landscape Planting Plan Sheet 5 [drawing HED.1429.505 P02] [07.12.2021]
  - Landscape Planting Plan Sheet 6 [drawing HED.1429.506 P02] [07.12.2021]
  - Landscape Planting Plan Sheet 7 [drawing HED.1429.507 P01] [07.12.2021]
  - Landscape Planting Plan Sheet 8 [drawing HED.1429.508 P01] [07.12.2021]
  - Landscape Planting Plan Sheet 9 [drawing HED.1429.509 P01] [07.12.2021]
  - Level Strategy [drawing HED.1429.300 P01] [23.06.2021]
  - Level Strategy Sheet 1 [drawing HED.1429.301 P01] [23.06.2021]
  - Level Strategy Sheet 2 [drawing HED.1429.302 P01] [23.06.2021]
  - Level Strategy Sheet 3 [drawing HED.1429.303 P01] [23.06.2021]
  - Level Strategy Sheet 4 [drawing HED.1429.304 P01] [23.06.2021]
  - Lighting Layout Sheets 1 and 2 [drawing 1855 and 1805-DFL-HLG-XX-DR-EO-13001 P01] [23.06.2021]

- Maintenance Schedule [07.12.2021]
- Pedestrian Crossing Visibility Splays [drawing 064.5013.SK104] [07.12.2021]
- Play and Open Space Strategy [drawing HED.1429.101 P03] [23.12.2021]
- Proposed Affordable Plan [drawing 107 P3] [23.12.2021]
- Proposed Bin and Cycle Store Plan [drawing 109 P3] [23.12.2021]
- Proposed Boundary Treatment Plan [drawing 106 P3] [23.12.2021]
- Proposed Chimney Location Plan [drawing 110 P3] [23.12.2021]
- Proposed Contour Layout [drawing 064.5013.0702 C] [23.06.2021]
- Proposed Materials Plan [drawing 105 P2] [drawing [23.12.2021]
- Proposed PV Plan [drawing 116 P2] [23.12.2021]
- Proposed Site Layout – Coloured North [drawing 112 P3] [23.12.2021]
- Proposed Site Layout – Coloured Overall [drawing 111 P3] [23.12.2021]
- Proposed Site Layout [drawing 101 P5] [23.12.2021]
- Proposed Site Layout 1:1000 [drawing 104 P3] [23.12.2021]
- Proposed Storey Heights Plan [drawing 108 P3] [23.12.2021]
- Proposed Streetscenes [drawing 300 P3] [07.12.2021]
- Revised Park and Stride Parking Layout with Swept Path Analysis [drawing 21158/DSP05 A] [03.02.2022]
- Site Location Plan [drawing 114 P1] [23.06.2021]
- Strategy and Specification for Landscape Maintenance [reference HED.1429.902; dated 25.05.2021] [07.12.2021]
- Tree Protection Plan [drawing TWSC23273-03 [Sheets 1 to 3; 23.06.2021]
- Tree Report [by ACD Environmental reference TWSC23273ts] [23.06.2021]
- Utilities Assessment Report [by AKSWard; dated January 2017] [23.06.2021]
- Walking, Cycling and Horse Riding Assessment [reference 064.5013/WCHR/2] [07.12.2021]

Item No	Ref No	Address	Recommendation
7	21/02057/HOU	44 - 46 Broad Street, Alresford, SO24 9AN	Permit

**Officer Presenting: Cameron Taylor**  
**Public Speaking**  
**Objector:** Alicia Salter  
**Parish Council representative:** None  
**Ward Councillor:** Cllr Margot Power  
**Supporter:** Mr Simon Goddard - Agent

Update

The Addition of a condition which would be condition No. 6 and will be as worded below.

- The extension hereby approved shall not be commenced until a suitable scheme to support the wall between 42 and 44-46 Broad Street has been approved and implemented.  
Reason: To preserve the historic interests of the listed buildings.

This is due to concerns raised in regards to the maintenance and long term stability of the boundary wall between No. 42 and 44-46.

Item No	Ref No	Address	Recommendation
8	20/02104/FUL	Hamelin , Hambledon Road, Denmead, PO7 6NG	Permit
<p><b>Officer Presenting:</b> Nicola Clayton  <b>Public Speaking</b>  <b>Objector:</b> Mr Bambury  <b>Parish Council representative:</b> Cllr Paula Langford-Smith  <b>Ward Councillor:</b> None  <b>Supporter:</b> Philip Dudley - Agent</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
10	21/02698/FUL	The Little Kitchen Company, London Road, Kings Worthy, SO23 7QN	Defer
<p><u>Update</u></p> <p>That the application be deferred for further consideration of access from the public highway.</p>			

Item No	Ref No	Address	Recommendation
11	21/02899/FUL	Smoke Acre, Cross Way, Shawford, Winchester, Hampshire SO21 2BZ	Permit
<p><b>Officer Presenting:</b> Sean Quigley  <b>Public Speaking</b>  <b>Objector:</b> Alice Drew – Southern Planning Practice on behalf of Mr and Mrs Fuller  <b>Parish Council representative:</b> Cllr Frances Strange  <b>Ward Councillor:</b> Cllr Jan Warwick  <b>Supporter:</b> David Jobbins - Agent</p> <p><u>Update</u></p> <p>Under the heading “Proposal” the description refers to an integral garage - no garage is proposed.</p> <p>Under the heading “Site Description” the verge is estimated to be 8m deep, it is nearer to 4m.</p> <p>Add the following condition in relation to biodiversity;</p>			

No development above damp proof course level shall take place until full details of biodiversity enhancement works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

These details shall include:

- A swift nest box, including specifications and location on the approved dwelling;
- Implementation programme.

Reason; To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

**End of Updates**