

Planning Committee

Update Sheet

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	19/02225/FUL	3 King Alfred Place, Winchester	PERMIT
<p>Officer Presenting: Megan Osborn</p> <p><u>Speaking</u></p> <p>Objector: Penny Stewart Ward Councillor: Cllr John Tippett-Cooper (St Bartholomew) Supporter: Ross Galtress (agent) and Martin Johnstone (applicant)</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
7	22/00502/FUL	The Cricketers Inn, Curdridge	PERMIT
<p>Officer Presenting: Marge Ballinger</p> <p><u>Public Speaking</u></p> <p>Objector: None Parish Council representative: None Ward Councillor: None Supporter: Andrew Burgess (agent) and Stuart Downie (applicant)</p> <p><u>Update to Conditions to Suggest (from Planning Officer)</u></p> <p>1. The flue has been built in a different location as demonstrated within Proposed Elevations ref 22007_302_rev D. An amended drawing has been received rev E dated 09.06.2022. Suggestion to Condition 1 (Drawings) to reflect this change:</p> <p>Amendment C1: The development hereby approved shall be as already partially built on site and shown in the following plans received:</p> <ul style="list-style-type: none"> • Location Plan, drawing 22007_303_rev B amended 05.04.2022 • Proposed Site Plan, drawing 22007_301_rev F amended 27.05.2022 • Proposed Elevations, drawing 22007_302_rev E amended 09.06.2022 • Proposed Floor Plan within drawing 22007_304_rev B amended 20.04.2022 <p>Reason: In the interests of proper planning and for the avoidance of doubt.</p> <p>2. An alternative wording to Condition 3 has been suggested:</p>			

Original C3: No sound amplifying equipment shall be installed or used within or surrounding the garden building hereby approved, including the use of musical instruments.

Reason: To protect the amenities of the occupiers of nearby properties, and to accord with the Premises License (PREM253 - 20/00779/LAVDPS)

Amendment C3: No sound amplifying equipment shall be installed or used within or surrounding the garden building hereby approved, including the use of musical instruments unless this is in accordance with any Temporary Event Licences granted.

Reason: To protect the amenities of the occupiers of nearby properties, and to accord with the Premises License (PREM253 - 20/00779/LAVDPS)

Feedback from Curdridge Parish Council (received 10.06.2022):

“Resolved DO NOT OBJECT to the proposed application and ask that in the event that Winchester City Council are minded to grant planning permission, consideration is given to including the following planning conditions which would ensure the proposals are delivered in accordance with the permitted documentation:

- i) *the Applicant has provided a noise assessment as part of the application and provided supporting statements at paragraph 9.4 that the noise levels will be provide “a modest reduction”. Therefore we ask that this is formalised by way of condition to ensure such noise parameters (as defined by the Applicant’s noise assessment) are not exceeded.*
- ii) *the Applicant has stated in their letter of 19 April 2022 that there is no material difference in capacity of the pub and therefore this should be given to monitoring by way of Car Parking Management Plan which monitors the parking and provides local residents with the opportunity to raise concerns with WCC should the garden building increase vehicles / parking.*

Members duly note that the applicants will retain their public right to make independent Licence Applications to Winchester City Council for events.”

In regards to noise, Condition 3 has been added to enforce what has been controlled within the premises license (no external speakers are allowed). The premises licence has controls on noise level monitoring. In regards to parking, Condition 8 has been added to ensure the existing 32 spaces are maintained. The application has been considered based on existing parking levels and as there was no further objection or recommendation from the HCC Highways Authority when comparing the existing parking to the proposed layout, it is considered there is no justification for a Car Parking Management Plan condition within this application.

A further objection received from Rob Sellen, Paris Smith, on behalf of neighbour Matthew Cross (received 14.06.2022):

1. Building out of character with the area
2. Condition 8 (parking retention) does not address overspill upon the public

highway; use of pizza service as a takeaway business adds to the highway impact (mentions a listing on Deliveroo)

3. Planning would have no control over the number of events held (impacts to parking and neighbouring amenities)

Officer's response: In regards to character, the proposal includes a condition to soften the building's appearance by further planting and this has been assessed as acceptable in the officer's report.

For parking, the proposal is to consider the impacts of parking with the building's placement within an existing pub garden and its use as a formal pizza kitchen, to replace the portable pizza kitchen option used during pandemic lockdowns. The applicant has confirmed there was some takeaway service during lockdown, but there is no interest in pursuing that part of his business currently. The application has assessed the impacts of the proposed building based on current parking availability and is considered appropriate within this application due to the feedback and assessment from the Highway Authority and officers.

With the number of events allowed, the larger events that exceed controls of what is normally allowed within the premises license (for up to 12 events/year) require a temporary events notice (for example, hours of use, music/entertainment restrictions). However, the building's use is considered appropriate for any other events normally held such as birthdays/christenings/wakes as the patron attendance will replace what would be allowed within the pub building or within the pub garden – as long as the events and use comply with the premises license (restricted hours, no outside music/amplification). In this proposal, it is considered that controls on the attendance of patrons to the site would be unjustifiable as the building's retention will be for additional cooking service and covered seating that will replace what was existing to the site.

The additional comments received do not alter the officer's recommendation.

Item No	Ref No	Address	Recommendation
8	22/00231/HOU	3 Godwin Close, Winchester	PERMIT
<p>Officer Presenting: Marge Ballinger <u>Public Speaking</u></p> <p>Objector: Peter Arnold Ward Councillor: Councillor Mike Craske (St Barnabas Ward) Supporter: Caleb Lewington & Charlie Warn (applicant)</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
9	22/00025/HOU	The Old Vicarage, Main Road, Hursley	PERMIT
<p>Officer Presenting: Cameron Taylor</p> <p><u>Public Speaking</u></p> <p>None</p> <p><u>Update</u></p> <p>None</p>			

Item No	Ref No	Address	Recommendation
10	22/00026/LIS	The Old Vicarage, Main Road, Hursley	PERMIT
<p>Officer Presenting: Cameron Taylor</p> <p><u>Public Speaking</u></p> <p>None</p> <p><u>Update</u></p> <p>None</p>			

End of Updates