

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
5	22/00891/FUL	Fairhaven, Fontley Road, Titchfield, Fareham, Hampshire	Refuse

Officer Presenting: Nicola Clayton

Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter: David Rothery

Update

Following the receipt of further information the WCC tree officer has recommended the refusal of planning permission on the grounds of Insufficient information has been submitted to ensure that the trees on the site will not be harmed as a result of the development. The proposal is contrary to DM15 DM23, and DM24 of the Local Plan Part 2.

A written letter in support of the current application has been submitted on behalf of the applicant to address the reasons for refusal. A Highway Statement from a qualified Highway Engineer has also been submitted in support of this application. The proposal indicates a shared access arrangement with the current existing property, Fairhaven House. The access currently exists, and would, as part of the current proposal, be widened to enable two cross-over points across the property boundary. Whilst providing additional information the HCC Highways Engineer still maintains an objection and recommends refusal of planning permission. The statement still does not provide the information required for the Highway Authority to be able to assess the access arrangements for this application. To be able to assess this the Highway Authority would require a scale drawing, showing the access and the visibility splays in both directions, marked and annotated within the drawing. There is also a potential conflict with ecology, the vegetation removal will be required to alter the access into the proposed site. The potential impact of this habitat removal on protected species has not been assessed. This information is required prior to determination. The letter confirms the applicant is willing to provide the required ecological information and nitrate calculations. This information is however required upfront for it to be assessed on its suitability and acceptability and can not be conditioned as part of an application.

Para 'principle of development' reads that 'the proposal is for redevelopment of the existing farm building' This is an error. The new dwelling is to be built in the garden area of Fair Haven, a residential property.

Item No	Ref No	Address	Recommendation
6	SDNP/20/03460/FUL	Land at Kingsmead, Wickham	Permit

Officer Presenting: Lisa Booth

Public Speaking

Objector: Jane Denley

Parish Council representative: Brendan Gibbs

Ward Councillor:

Supporter: Caroline Jezeph

Update

It has been noted since publication of the report and plans pack that the trees that were removed at the entrance were still showing on the plans. These have now been amended and saved to the file

- Drawing No: 001 Rev.D – Site Masterplan
- Drawing No: 002 Rev A – Site Block Plan and Tree Protection
- Drawing No: 005 Rev. D – Planting Plan

Condition 3 has been updated as follows:

Holiday occupancy:

(i) each unit of tourist accommodation shall be occupied for holiday purposes only.

(ii) each unit of tourist accommodation shall not be occupied as a person's sole or main place of residence

(iii) each unit of holiday accommodation shall not be occupied for a period exceeding 4 weeks for any single letting, shall not be occupied for more than 5 times per year by the same occupier, and there shall be no return within 4 weeks by the same occupier.

(iiii) the owners shall maintain an up-to-date register of the names of all occupiers of each unit of tourist accommodation on the site, their arrival and departure dates and their main home addresses, and shall make this information available at all reasonable times to the Local Planning Authority.

Reason: The site is outside defined settlement limits in the open countryside, where permanent dwellings with unrestricted occupation would be contrary to adopted planning policy, however the application is considered to be in accordance with the National Planning Policy Framework.

Additional Informatives have been added as follows:

6. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

7. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

8. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practise

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

Item No	Ref No	Address	Recommendation
7	22/00704/FUL	Totford Saw Mill, Totford Lane, Northington, Alresford	Refuse

Officer Presenting: Catherine Watson

Public Speaking

Objector:

Parish Council representative:

Ward Councillor: Cllr Margot Power

Supporter: Andy Partridge and John Gibbs

Update

For information, the reasons for refusal of previous application 19/01509/FUL are as follows:

1. The proposed development is contrary to Policy MTRA 4 of Winchester District Local Plan Part 1 as it would result in a new dwelling in the countryside for which there is no overriding justification. The Council has a housing land supply well in excess of 5 years and the creation of a new dwelling in this location would undermine the Council's spatial strategy for development in the District and would therefore fail to accord with Policy DS1 of Winchester District Local Plan Part 1 and Policy DM1 of Winchester District Local Plan Part 2.
2. The creation of a new dwelling within the countryside is contrary to Policy DM15 and DM23 of Winchester District Local Plan Part 2, as it would introduce unacceptable and incongruous domestic features into a countryside setting which would have a demonstrably harmful impact on the appearance of the area to the detriment of its rural character.

With regards to public comments of support for the current application, 5 (2 at the same address) were from residents of Totford and the rest were from Old Alresford, Dummer, Ropley, Alresford and Swarraton.

Item No	Ref No	Address	Recommendation
8	22/01106/FUL	Land To The South Of Abingdon High Street, Shirrell Heath	Refuse

Officer Presenting: Jordan Wiseman

Public Speaking

Objector:

Parish Council representative: Cllr Charles & Cllr Ogden

Ward Councillor:

Supporter: Chris Westbury & Tom Francis

Update

Update regarding reason for refusal 2:

Reason for refusal wording amended to the following:

“The proposal is also contrary to Regulations 63 and 64 of The Conservation of Habitats and Species Regulations 2017 and Policy CP16 of Local Plan Part 1 as it is considered that the proposal will have a likely significant effect on a European protected site through an increase in nitrate input which has not been addressed.”

Instead of the original which also included:

“The proposed development is contrary to Policy CP15 and CP16 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it fails to protect and enhance biodiversity across the District by failing to make appropriate provision for the Solent Disturbance and Mitigation Charge Zone. As a result, it is considered that the proposed development would result in significant harm to the Special Protection Area (SPA) and the species that it supports, therefore contravening the legal requirements of the Wildlife and Countryside Act 1981, the Habitat Regulations.”

This is because the applicant has now paid the required mitigation payment in order to satisfy the Solent Disturbance and Mitigation Charge Zone.

Item No	Ref No	Address	Recommendation
9	TPO2318	Land at Ivy Cottage, Shoe Lane, Upham, Southampton SO32 1JJ	TPO2318 to be Confirmed
<p>Officer Presenting: John Bartlett</p> <p><u>Public Speaking</u></p> <p>Objector: Gillian Pembroke & Derek Davis</p> <p>Parish Council representative:</p> <p>Ward Councillor:</p> <p>Supporter:</p> <p><u>Update</u></p>			

End of Updates