

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.

Update on the revised National Planning Policy Framework

The National Planning Policy Framework (NPPF) which sets out government's planning policies for England and how these are expected to be applied, was revised on 19 December 2023. The committee reports below have been reviewed in light of this and there are no changes in the NPPF which affect the planning considerations and subsequent recommendations as set out. Various paragraph numbers in the NPPF have however changed and these are updated in the Item numbers below.

Item No	Ref No	Address	Recommendation
6	22/00819/FUL	Land to the East of Burnet Lane Kings Worthy Hampshire	Permit

Officer Presenting: Megan Osborn

Speaking

Objector:

Parish Council representative:

Ward Councillor: Cllr Jackie Porter

Supporter: Stuart Garnett, Davog McCloskey

Update

Add conditions:

26. Before the development commences, details of the dormouse bridge hereby permitted shall be submitted to, and approved in writing, by the Local Planning Authority and thereby implemented and permanently maintained and retained in accordance with the approved details.

Reason: To safeguard protected species and to comply with CP16 of the LPP2.

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no development permitted by Classes A and E of Part 1 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

Amend the wording of conditions:

18. Electric vehicle charging points (EVCP) in accordance with the Air Quality SPD Appendix F - Electric Vehicle Infrastructure Specification shall be installed prior to the commencement of the use of the parking or any other ancillary or incidental use of the garages hereby approved, and thereafter maintained and kept in good working order for the lifetime of the permission.

Reason: To ensure a satisfactory standard of development which meets the needs of current and future generations, and in accordance with WCC Air Quality SPD and LPP1 Policy CP13 which requires measures to minimise carbon emissions and promote renewable energy.

20. Prior to commencement of the development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority showing how the new access works will make provision for footpath 507, and any other claimed public footpaths that are to cross the road.

Reason: in order to ensure the future safe and convenient availability of public access.

NPPF Updates (Changes in bold text)

Page 15 under 'Relevant Government Planning Policy and Guidance':
*Section 12 Achieving well designed **and beautiful** places*

Page 16 under 'Principle of development':
*Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF, **2023**)*

Pages 18 & 19 under 'Development affecting the South Downs National Park':
*Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated **2023**. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph **182**...*

Page 22 under 'Planning Obligations/Agreements':
*In seeking the planning obligation and financial contributions for the mitigation of the land, the Local Planning Authority has had regard to the tests laid down in para **57** of the NPPF*

Page 29 under 'Informatives':
*01. In accordance with **paragraph 38** of the NPPF...*

Item No	Ref No	Address	Recommendation
7	23/01908/OUT	Land South of School Lane Denmead Hampshire	Refuse
<p>Officer Presenting: Liz Young Public Speaking Objector: Martyn Cooper, Linda Read Parish Council representative: Cllr Kevin Andreoli Ward Councillor: Cllr Paula Langford-Smith Supporter: Andrew Moger</p> <p><u>Update</u></p> <p>An Arboricultural Survey has been submitted by the agent (sent via email 8 January).</p> <p>This has been reviewed by the WCC Tree Officer who has advised that it remains the case that (notwithstanding this further information) there are still significant concerns that the turning head is likely to be within the RPA of a mature oak tree – if this is the case then this relationship would be unacceptable.</p> <p><u>NPPF Updates</u></p> <p>NPPF numbering correct.</p>			

Item No	Ref No	Address	Recommendation
8	23/01099/FUL	Threeways Heath Road Wickham Hampshire PO17 6LA	Permit

Officer Presenting: Cameron Finch

Public Speaking

Objector: Joseph McCarthy, Andrew Kimber

Parish Council representative:

Ward Councillor:

Supporter: Eric Cox

Update

Update to Condition 3:

The annex hereby permitted shall only be occupied for ancillary or incidental purposes associated with the dwellinghouse (Threeways) and at no time shall be sold off or occupied as an independent unit of accommodation, or be used as a holiday let or for Air B&B.

Reason: To accord with the terms of the application and to prevent the creation of inappropriate units of accommodation, possibly leading to over intensive use of the site.

NPPF Updates (Changes in bold text)

Page 92 under 'Development affecting the South Downs National Park':
*Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated **2023**. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph **182**...*

Item No	Ref No	Address	Recommendation
9	23/01806/FUL	Wildwood, Fairfield Road, Shawford, SO21 2DA	Permit

Officer Presenting: Catherine Watson
Public Speaking

Objector: Ian Donohue

Parish Council representative:

Ward Councillor:

Supporter: Dale Whitfield

Update

The officer's report states that credits will be purchased from Eastleigh Borough Council. The applicant has now instead agreed nutrient credits from The Grange Hampshire LLP. An allocation agreement for the same was signed on 21.12.2023 by the applicant and The Grange and submitted to the case officer to fulfil the nutrient mitigation requirement of the planning application. This mitigation has been agreed and it is therefore considered that para. (b) of condition 4 of the recommended approved application has been addressed.

NPPF Updates (Changes in bold text)

Page 114 under 'Principle of development':

*Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF, **2023**)*

Page 115 under 'Development affecting the South Downs National Park':

*Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated **2023**. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph **182**...*

End of Updates