

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.



Working in Partnership



Item No	Ref No	Address	Recommendation
6	23/01562/FUL	Wray How, 30 Downside Road, Winchester SO22 5LU	Permit

Officer Presenting: Liz Young

Speaking

Objector: Claire and Peter Cook

Parish Council representative: None

Ward Councillor: None

Supporter: Alex King

Update

Section headed Amendments to Plans Negotiated:

The number of the neighbouring property should read Number 28 not Number 24

Under Consultee responses – condition numbers should read:

- Service Lead for Community – (Trees) – No objections subject to conditions (Conditions 7, 16 and 17)
- Service Lead for Natural Environment – (Ecology) – No objections subject to conditions securing appropriate mitigation for reptiles (Condition 15)

Page 25 – Condition 18 referenced and corrected to Condition 7 and 15.

Amend Informative 9 to read as follows:

With regards to Conditions 7 and 14, the landscaping details and CMP shall have full regard to the recommendations contained within Section 5 of the approved ecology assessment (Peach Ecology, 5 June 2023 Report Number: 0526) and shall include provision for fence holes and features for bats and swifts.

Item No	Ref No	Address	Recommendation
7	24/00518/HOU	13 Quarry Road, Winchester, Hampshire, SO23 0JF	Permit

Officer Presenting: Marge Ballinger

Public Speaking

Objector: Alison Rayner

Parish Council representative: None

Ward Councillor: None

Supporter: Sally Brewin

Update

Additional grounds for objections raised within further representation on 11th July 2024 and 15th July 2024 [with officer comments]:

- Natural light deprivation to living rooms of no.11 Quarry Road, exacerbated further by pleached trees and extension [the pleached trees have not been conditioned to be implemented further to the Landscape Officer's advice];
- Land level differences between no.11 and no.13 Quarry Road [this has been measured and checked on site];
- There is no side door to no.13; [photographs show french doors giving access to the side];
- The existing windows and doors are in different locations to the proposed new windows and doors which affects the assessment of loss of privacy;
- The extension will also make the rear lounge darker in the afternoon due to the corner of the extension;
- The use of the kitchen will create further noise and smells with the proposed side-facing windows and doors affecting amenity areas;
- Use of the side garden of no.11 has been under-represented compared to the rest of the rear landscaped garden; [the side return garden is also of amenity value];
- One of the drawings demonstrate 2 velux windows within no.11 that do not exist [these indications are the chimneys, not windows];
- Drawings and photographs do not show there is a clear line of sight from front of the house toward the back of the property and proposed infill extension and roof dormer; or that the photographs reflect what are year-round views from St Giles Hill Park; there is a street lamp on the edge of the steps;
- The brick wall is oppressive which will replace the bay window of no.13 Quarry Road; this is the main grounds for objection;
- The National Planning Policy Framework para 7 has not been considered in relation to no.11 Quarry Road.

Item No	Ref No	Address	Recommendation
8	23/00701/FUL	1 - 3 The Dean, Alresford	Permit
<p>Officer Presenting: Megan Osborn</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: None Ward Councillor: Cllr Margot Power Supporter: Alistair Harris</p> <p><u>Update</u> Consultation from housing: It is noted that this planning application is not providing 40% affordable housing and a viability report has been submitted to try to establish a case for zero affordable housing. This has been assessed by an independently verified expert valuer and it was concluded that no affordable housing is due as the provision would 'render this proposal economically unviable'.</p> <p>Change the wording of the reason on condition 19 –</p> <p>19. The development hereby permitted shall not be occupied until after the 1st January 2026.</p> <p>Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy CP11, CP16 and CP21 of the Winchester District Local Plan Part 1 in relation to the Appropriate Assessment.</p> <p>Additional conditions:</p> <p>20. Prior to commencement of the first dwelling above slab level, details of a phasing plan for the construction and completion of the housing, access and car park hereby permitted, including a timeframe to transfer the car park to Winchester City Council, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.</p> <p>Reason: To ensure the timely delivery of the car park in accordance with policy NA1 alongside housing phasing which cannot be occupied until January 2026.</p> <p>21. Prior to the commencement of the use of the car parking area, details shall be submitted to and approved in writing by the Local Planning Authority for the external lighting and CCTV for the car parking area. Details should include siting and appearance, and luminance levels and timings of lighting switching on and off and any dimming of lighting proposed. Development shall be carried out in accordance with the approved details.</p> <p>Reason: To protect the appearance of the area, the environment and local residents from light pollution.</p>			

22. The development shall be carried out in accordance with the measures set out within the Ecological Impact Assessment Carried out by Ecology solutions dated February 2023 (Ref. 10103M.EcoAss.vf). Details shall include swift boxes, house martin boxes and hedgehog gaps. Thereafter, the compensation measures shall be maintained and retained for the lift time of the permission in accordance with the approved details.

Reason: To provide adequate mitigation and enhancement for protected species.

Item No	Ref No	Address	Recommendation
9	23/02924/FUL	Drakes Bottom, Dirty Lane, Hambledon	Permit

Officer Presenting: Cameron Taylor

Public Speaking

Objector: Neil Rusbridger

Parish Council representative: Kevin Andreoli

Ward Councillor: None

Supporter: Mr Paul Benfield and Mrs Margaret Bentley

Update

Page 163- Condition 4- change to the below

4. Prior to commencement of development, details of hard and soft landscaping must be submitted to and approved in writing by the Local Planning Authority.

- Hard landscaping details must include:
- Materials used for hard surfacing including access and parking areas.
- Boundary treatments and gates including height.
- Existing and Proposed ground levels

Soft landscaping details must include:

- Planting plans (including for hedgerow replanting)
- Size, density and Species
- Written specifications (including cultivation and other operations associated with plant and grass establishment)
- Implementation programme

Development must be carried out in accordance with the approved details.

Hard landscaping must be completed prior to the occupation of the tourist units.

Soft landscaping must be completed within the next planting season following the commencement of the development.

If, within a period of 5 years, any landscaping dies, becomes diseased or defective, replacement landscaping of the same species must be planted in the same location within the next planting season.

Reason: To ensure the landscaping revisions to accommodate the highway visibility splays include appropriate species and in the interests of the amenities and

character of the area to minimise impact, and to ensure the works are completed within an acceptable timeframe.

Page 166- Condition 13- change to the below

13. Within the extent of the red line boundary along the northern boundary of the site, no existing hedging or vegetation shall be removed at all without the confirmed written consent of the Local Planning Authority

Reason: To ensure a satisfactory visual relationship between the new development and wider area.

Page 166- Addition of condition 14 as below

14. Prior to the commencement of works hereby approved, details of cycle storage on site shall be submitted to an approved in writing by the Local Planning Authority. The storage shall then be installed prior to the occupation of the accommodation and retained for the lifetime of the permission.

Reason: To ensure sustainable means of transport from the site.

Item No	Ref No	Address	Recommendation
10	24/00224/HOU	Meadows End, 7 Heathcote Place, Hursley	Permit

Officer Presenting: Cameron Taylor

Public Speaking

Objector: David Jowsey - Powerpoint

Parish Council representative: With the agreement of the Chair, officer to read out a statement on behalf of the Parish Council.

Ward Councillor: None

Supporter: Anna Budge

Update

Page 197- Case Officer: Change to Cameron Taylor

Item No	Ref No	Address	Recommendation
12	SDNP/23/04050/ FUL	Old Green Farm, Whites Hill, Owslebury, SO21 1LT	Permit
<p>Officer Presenting: Tania Novachic Public Speaking Objector: Louise Taylor Parish Council representative: None Ward Councillor: None Supporter: Jacob Goodenough</p> <p><u>Update</u></p> <p>Additional conditions:</p> <p>6. The actions outlined within the eco systems services statement (received 26.09.2023) shall be implemented within one month following the completion of the development hereby approved or, in the case of soft landscaping, during the next available planting season following the completion of the development, and thereafter retained.</p> <p>Reason: To ensure an overall positive impact on the ability of the natural environment to contribute goods and services, in accordance with policy SD2 of the South Downs Local Plan.</p>			

Item No	Ref No	Address	Recommendation
13	23/01890/FUL	Workshop, East Stoke Farm, Old Stoke Road, Stoke Charity, Winchester	Permit
<p>Officer Presenting: Matthew Rutledge Public Speaking Objector: Michael Collett Parish Council representative: None Ward Councillor: None Supporter: Lloyd Exley</p> <p><u>Update</u> None</p>			

Item No		Address	
14	TPO2349	Land at Greenbank Hole Lane, Curdridge	Permit
<p>Officer Presenting: Andrew Giles - Powerpoint Objector: Annette and Stuart Mearns Parish Council representative: None Ward Councillor: None Supporter: None</p> <p><u>Update</u> Photos have been submitted to the council by the objectors to be included in their presentation to the committee.</p>			

End of Updates