

# 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	23/02061/FUL	Post Office, Winchester Road, Waltham Chase, Hampshire	Permit

**Officer Presenting:** Cameron Taylor

**Speaking**

**Objector:** None

**Parish Council representative:** Cllr Margaret Jones

**Ward Councillor:** None

**Supporter:** Jacob Goodenough (agent)

**Update**

Conditions update following further discussions with the agent. Changes are highlighted in bold.

Condition 3 will read

Prior to the commencement **above slab level** of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet the equivalent of Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings. Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2023 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy

Condition 4 will read

**With exception of demolition**, prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites - code of practice and Contaminated Land Reports 7 to 11, or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA: a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land; b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study; c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works. Reason: In order to secure satisfactory development and in the interests of the safety and amenity of the future occupants.

Condition 6 will read:

**With exception of demolition**, prior to the commencement of development hereby approved, details of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority (LPA). Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system and the results of the assessment provided to the LPA. Where a sustainable drainage scheme is to be provided the submitted details shall: a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; b) provide a management and maintenance plan for the lifetime of the development to secure the operation of the scheme throughout its lifetime. c) Prior to the occupation of the buildings hereby approved the surface water drainage works shall be carried out and shall thereafter be managed and maintained in accordance with the agreed management and maintenance plan. Reason: To ensure satisfactory provision of surface water drainage in a sustainable way.

These changes are considered to be reasonable given the sensitives of the site and investigations that are required post demolition to confirm the land condition and drainage issues in the area.

Addition of condition as below:

Condition 17- 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, B and C 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.

#### Representations

A further representation has been received noting the presence of slow worms in the area. This had been noted in the ecological report and mitigation measures had been proposed given the low population. This would include the passive dispersal of the slow-worms given the small population. This has been noted within the submitted ecological report, however in the interests of confirming suitable mitigation methods condition 10 is attached.

Page 32. Delete Planning Obligations/Agreements

Item No	Ref No	Address	Recommendation
7	24/00936/HOU	Highview, Swanmore Road, Swanmore, Southampton, Hampshire, SO32 2QH	Permit

**Officer Presenting:** Ethan Townsend

**Public Speaking**

**Objector:** Laurence Morgan, Laura Spanner (including presentation)

**Parish Council representative:** None

**Ward Councillor:** None

**Supporter:** None

Update

None

Item No	Ref No	Address	Recommendation
8	24/00855/HOU	Forest Edge, Solomons Lane, Shirrell Heath, Southampton, Hampshire, SO32 2HU	Permit

**Officer Presenting:** Marge Ballinger

**Public Speaking**

**Objector:** James Allman, Derek Morgan (including presentation)

**Parish Council representative:** Cllr Sam Charles

**Ward Councillor:** None

**Supporter:** None

Update

None

**End of Updates**