

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 |
|---------|--------------|-------------------------------------|----------------|
| 06 | 24/02377/FUL | Pitt Manor, Romsey Road, Winchester | Permit |

Officer Presenting: Megan Osborn

Speaking

Objector: Peter de Groot

Ward Councillor: Councillor Martin Tod (contiguous ward) and Councillor Jackie Porter (Cabinet Member)

Supporter: Stuart Garnett, Gemma Saffhill, Shannon Betteridge

Update

Changes to the head of terms

Legal Agreement – Heads of Terms

1. **Affordable Housing financial contribution to Winchester City Council**
 - a. £2.1million (index linked) to be paid in different triggers during the construction of the development.
2. **Traffic Regulation Order / Section 278 agreement and financial contribution of £15,000 to Hampshire County Council**
 - a. To remove on-street parking on the north side of Kilham Lane to facilitate the vehicular accesses
3. **Capital Asset Value for Amenity Trees (CAVAT) Assessment financial contribution of £13,233 to Hampshire County Council**
 - a. Regarding felling of trees in highways land to enable the formation of the vehicular accesses and their visibility splays
4. **Traffic mitigation measures - financial contribution of £210,000 to Hampshire County Council**
 - a. Towards either pedestrian or cycle improvements on local Cycling and walking infrastructure plan (LCWIP) route 260, or a capacity improvement scheme at the Kilham Lane/Romsey Road signal junction based on drawing 151.0013-0013 Rev P02 to provide additional flare length on Kilham Lane to allow 3 cars to wait side by side.
5. **Travel Plan – including approval and monitoring fees of £15,000 to Hampshire County Council**
 - a. A travel plan to be submitted to, and approved in writing, the County Council.
6. **Common Parts and Public Open Space management, maintenance and monitoring fees**
 - a. The nature and location of soft landscaping and Public Open Space to be provided on the Development;
 - b. The nature and location of any hard landscaping works to be provided on the Development;
 - c. The location of the LEAP;
 - d. The specification of and equipment to be provided on the LEAP;

- e. the timing of the delivery and the transfer of the Public Open Space and Common Parts to the Management Company and for the ongoing management and maintenance of the Public Open Space and Common Parts, including for the avoidance of doubt provisions for the rectification of any defects in any area of the Public Open Space and Common Parts until the completion of the relevant transfer of the Public Open Space and Common Parts to the Management Company.
- f. All paths to be public with connections to entrances into and out of the site, remaining open – a plan to be included in the legal agreement to illustrate the location of the same.

Affordable housing:

For this planning application, a Viability Study was submitted which was considered and an external validation was obtained.

The outcome of this process was that the proposed development will provide affordable housing off site due to the site constraints and costs of providing affordable housing on site. A financial contribution of £2.1 million was therefore negotiated based upon the external assessment increasing the AH provision from 0% to 40% from the original submission. The council's consultants confirmed that the £2.1million would equate to 19 affordable housings off site. This equates to the 40% affordable dwellings needed for this site.

Change the wording of condition 10 to remove 'above DPC level':

10. No development shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

Additional Conditions

Details of the construction and specifications of the internal roadways shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing. The roadways shall thereafter be laid out in accordance with the approved details prior to occupation of the first dwelling.

Reason: To ensure appropriate provision of the non adopted highways.

Visibility Splays shall be laid and provided in accordance with plan drawing reference 151.0013-0003 P07 prior to the occupation of the dwellings hereby permitted.

Reason: In the interests of highway safety.

| Item No | Ref No | Address | Recommendation |
|---|--------------|-------------------------------------|----------------|
| 08 | 22/00621/FUL | 11 Mount View Road, Olivers Battery | Permit |
| <p>Officer Presenting: Catherine Watson</p> <p>Public Speaking</p> <p>Objector: Dr Arnold David Boul, Kenneth Lee</p> <p>Parish Council representative: Rona Blundell</p> <p>Ward Councillor: None</p> <p>Supporter: Duncan McCarthy</p> <p><u>Update</u></p> <p>Additional condition to be added removing permitted development rights: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, AA, B, C, D, E and F of Part 1; of Schedule 2 of the Order, and Class A of Part 2; of Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.</p> <p>Reason: To ensure that the development is proportionate to the site in order to protect the amenities of the locality and to maintain a good quality environment.</p> | | | |

| Item No | Ref No | Address | Recommendation |
|---|--------------|---|----------------|
| 09 | 24/01882/FUL | Primrose Patch, 42 Grange Road, Alresford | Permit |
| <p>Officer Presenting: Cameron Taylor</p> <p>Public Speaking</p> <p>Objector: None</p> <p>Town Council representative: None</p> <p>Ward Councillor: None</p> <p>Supporter: Stephen Hurrell</p> <p><u>Update</u></p> <p>Addition of condition No. 21- Site levels</p> <p>"No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the</p> | | | |

ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.”

| Item No | Ref No | Address | Recommendation |
|--|-------------------|--|----------------|
| 10 | SDNP/24/02731/FUL | Land at Mill Lane, Mill Lane, Swanmore | Permit |
| <p>Officer Presenting: Lisa Booth</p> <p><u>Public Speaking</u> Objector: Toni Phillips-Munday, Richard Ward Parish Council representative: None Ward Councillor: Cllr Lee Supporter: None</p> <p><u>Update</u> None</p> | | | |

| Item No | Ref No | Address | Recommendation |
|---|--------------|---|----------------|
| 07 | 23/01759/FUL | Shedfield Equestrian Centre, Botley Road, Shedfield | Permit |
| <p>Officer Presenting: Rose Chapman</p> <p><u>Public Speaking</u> Objector: Joanna Harvey Parish Council representative: None Ward Councillor: Cllr Wallace, Cllr V Achwal Supporter: Patrick Barry</p> <p><u>Update</u> Email received from Shedfield Parish Council 02.06.2025 Dear Rose</p> <p>Shedfield Parish Council – Planning Application Reference 23/01759/FUL</p> <p>The above referenced application has now been under consideration for over two years. During this time, several relevant developments have occurred, particularly regarding site access and road safety.</p> <p>At present, the primary access to the equestrian building is via a main entrance located approximately 150 metres from the entrance originally specified in the planning application. This alternative access point, known locally as Chalky Lane, previously served a vegetable storage facility and several stables. Chalky Lane lies</p> | | | |

almost directly opposite St Anne's Lane.

Notably, the red line boundary of the application site has since been amended to include this alternative entrance. However, neither the applicant nor the Highways Department has submitted any supporting documentation or assessments concerning this revised access point.

This omission is of considerable concern. The entrance at Chalky Lane has long been the subject of serious safety concerns expressed by local residents, road users and the Highways Department itself. Despite this, Hampshire Highways has stated that no issues exist with the main entrance beyond the need for some removal of signs, which were compromising visibility.

Shedfield Parish Council (SPC) is aware of multiple traffic incidents in this area, some of which have been reported to both the Police and the Highways Department. Importantly, the applicant's Highways Technical Report only includes accident data up to 29 March 2022. Since then, several further incidents have occurred within direct view of the site, including a fatal accident on 27 June 2024.

Given these developments, SPC respectfully requests that the Highways Department undertakes a new site visit and re-evaluates the safety and suitability of the current access arrangements and the additional Chalky Lane access point.

Thank you for your consideration.

Best wishes

Ailsa

Ailsa Duckworth
Assistant Clerk
Shedfield Parish Council

The amendments to the scheme were discussed with Hampshire County Council as Highways Authority. It was considered by Hampshire that as the changes to the application were a reduction in the wider scheme, that was originally considered to be acceptable in terms of Highways impacts, and the Transport assessment had not been updated to reflect the changes. Therefore, they would not comment further on the scheme and the assessment of the Local Planning Authority is that the arrangements and parking will not give rise to harm to the Highways or safety of it users.

Changes to conditions proposed:

Condition 3 – change trigger to ‘within 3 months of the date of this permission, details of surface water drainage works...’

Condition 6 – change trigger to ‘A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this permission...’

Condition 8 – change trigger to ‘Details of any external lighting of the site shall be

submitted to and approved in writing by the Local Planning Authority within 3 months of the issue of this permission...'

Condition 10 – change trigger to 'Within 3 months of the date of this permission, visibility splays of 2.4m x 43m shall be implemented...'

These have been changed to reflect the reasonable assumption that the temporary car park in place will be used for event parking prior to the approved layout of the car park being fully implemented.

Additional Condition:

12. The use of the building approved under 12/02417/FUL shall be limited solely to use for a commercial livery, riding school, and associated equestrian events. The Equestrian events hereby permitted shall not exceed 52 events per calendar year commencing from the date of this permission.

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates and to prevent inappropriate levels of development within the countryside.

| Item No | Ref No | Address | Recommendation |
|---------|-------------------|--|----------------|
| 12 | SDNP/24/02511/FUL | Stocksbury Farm, Pound Lane, Meonstoke | Refuse |

Officer Presenting: Lisa Booth

Public Speaking

Objector: None

Parish Council representative: (Cllr Pett speaking as Ward member and for PC)

Ward Councillor: Cllr Jerry Pett

Supporter: Rob Medway

Update

None

| Item No | | Address | |
|---------|----------|-----------------------------|---------------|
| 13 | TPO 2356 | 52 Canon Street, Winchester | TPO Confirmed |

Officer Presenting: John Bartlett

Public Speaking

Objector: Dr Sandra Steele, Nick Johnson (Presentation)

Parish Council representative: None

Ward Councillor: None

Supporter:

Update

For further clarification, the Oak tree concerned is considered to be a semi-mature tree.

PowerPoint slides have also been submitted by the objector which have been added at the bottom of the presentation.

End of Updates