

# **Planning Committee**

## **Update Sheet 13/12/18**

**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
7	18/01174/FUL	Dildawn, Tudor Way, Kings Worthy, Winchester	Permit
<p><b>Officer Presenting:</b> Pat Aird</p> <p><b><u>Speaking</u></b>  <b>Objector:</b> None  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> Cllr Jackie Porter  <b>Supporter:</b> Richard Waite</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
8	17/03096/FUL	14 Chesil Street Winchester SO23 0HU	Permit
<p><b>Officer Presenting:</b> Pat Aird</p> <p><b><u>Public Speaking</u></b>  <b>Objector:</b> Katja Ayling  <b>Parish Council representative:</b> None  <b>Ward Councillor:</b> None  <b>Supporter:</b> Pete Liddiard, Paul Williams-Agent, Clive Cook-St. Johns Winchester, Martin Lowry-St Johns Winchester</p> <p><u>Update</u></p> <p>The Habitat Regulations Assessment Stage 2 Appropriate Assessment Report No RT-MME-129502 Final Rev A December 2018 has been approved by Natural England and adopted by the Council as Local Planning Authority.</p> <p>An amended Construction Ecological Management Plan Report No RT-MME-128836 Rev A has been submitted.</p> <p>An amended Arboriculture Impact Assessment Report No RT-MME-127343-04 December 2018 has been submitted with minor changes to ensure compatibility with the adopted Appropriate assessment and the submitted Construction and Ecological Management Plan (CEcMP).</p> <p>The submission of these reports has consequent condition changes:  Condition 11  Insert after details ' set out in The Arboriculture Impact Assessment RT-MME-127343-04 December 2018' and remove 'submitted and approved by the local</p>			

authority in writing'  
 Condition 14  
 Change report no.to RT-NMME-128836 Rev A and date to December 2018 and  
 CEMP to CEcMP

In addition:

Condition 6 requires an implementation clause therefore add after bullet points:  
 'The surface water drainage strategy shall be implemented in accordance with the  
 approved details and the CEcMP Report No. RT-MME-128836 RevA'

Add the words 'subject to a viability assessment in front of the S106 requirement

Item No	Ref No	Address	Recommendation
9	18/01896/RE M	Crabwood Lodge Sarum Road Winchester SO22 5QS	Permit
<p><b>Officer Presenting:</b> Rose Lister</p> <p><b>Public Speaking</b></p> <p><b>Objector:</b> None</p> <p><b>Parish Council representative:</b> Cllr Sue Wood</p> <p><b>Ward Councillor:</b> Cllr Godfrey</p> <p><b>Supporter:</b> Lynne Gibson</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
10	18/01697/FUL	Bramble Cottage 4 Dean Lane Winchester SO22 5LH	Permit
<p><b>Officer Presenting:</b> Lisa Booth</p> <p><b>Public Speaking</b></p> <p><b>Objector:</b> Elizabeth McDowell</p> <p><b>Parish Council representative:</b> None</p> <p><b>Ward Councillor:</b> Cllr Kelsey Learney &amp; Cllr Anne Weir</p> <p><b>Supporter:</b></p> <p><u>Update</u> None</p>			

Item	Ref No	Address	Recommendation
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<b>No</b>			
<b>12</b>	SDNP/18/032 29/LIS	Manor House Barn, High Street, Meonstoke, Southampton, Hampshire, SO32 3NH	Permit

**Officer Presenting:** Mrs Sarah Tose

**Public Speaking**

**Objector:** None

**Parish Council representative:** None

**Ward Councillor:** None

**Supporter:** None

Update

The applicant has recently submitted a material schedule which has been agreed with the Council's Conservation Officer. However, it is considered important for a sample panel of the brick and flint work to be constructed on site so that it can be inspected and approved by the Conservation Officer. Condition 3 has therefore been amended to reflect these changes.

The applicant has also submitted joinery details which have been agreed with the Council's Conservation Officer. Condition 4 has therefore been amended from being a pre-commencement condition to requiring the development to be carried out in accordance with the submitted details.

Details of grilles/vents have also been submitted and approved by the Council's Conservation Officer. The references to grilles and vents in conditions 5 & 6 have therefore been omitted.

The amended wording of the conditions is set out below:

3. The development shall be carried out in accordance with the approved HJ Concepts Material Schedule. No development shall take place above foundations until a sample panel of the brick and flint work has been constructed on site and inspected and approved by the Conservation Officer. The applicant shall contact the Conservation Officer to arrange a site inspection.

Reason: To preserve the setting of the listed buildings and to preserve the character and appearance of the Conservation Area in accordance with Policy CP20 of the Joint Core Strategy 2013.

4. The windows and doors hereby approved shall be installed in accordance with the approved joinery details as shown on drawing 18-1240-WD01. Development shall proceed and be maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the setting of the listed buildings and to preserve the character and appearance of the Conservation Area in accordance with Policy CP20 of the Joint Core Strategy 2013.

5. No new security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To preserve the setting of the adjacent listed buildings and to preserve the character and appearance of the Conservation Area in accordance with Policy CP20 of the Joint Core Strategy 2013.

6. No new plumbing, pipes, soil-stacks, flues or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To preserve the setting of the listed buildings and to preserve the character and appearance of the Conservation Area in accordance with Policy CP20 of the Joint Core Strategy 2013.

Item No	Ref No	Address	Recommendation
13	SDNP/18/032 28/HOUS	Manor House Barn, High Street, Meonstoke, Southampton, Hampshire, SO32 3NH	Permit

**Officer Presenting:** Mrs Sarah Tose

**Public Speaking**

**Objector:** None

**Parish Council representative:** None

**Ward Councillor:** None

**Supporter:** None

**Update**

The applicant has recently submitted details of foul and surface water drainage which have been agreed with the Council's Drainage Engineer.

Details of low transmittance grey glass for the conservation style roof lights have also been submitted which would reduce the light transmittance to 44% (clear glass is rated at 80%). This is considered acceptable so condition 5 has therefore been amended from being a pre-commencement condition to requiring the development to be carried out in accordance with the submitted details.

The amended wording of the conditions is set out below:

3. The foul and surface water drainage shall be implemented in accordance with the following approved details prior to the commencement of the development hereby approved:

- 18-1240-FD02- Foul Drainage Details
- 18-1240-FD01B- Storm and Foul Drainage Plan

- 18-1240-SW01- The Piggery Roof Soakaway

Reason: To ensure satisfactory provision of foul and surface water drainage.

5. Low transmittance tinted grey glass shall be used for the Conservation Roof Lights hereby approved and shall be installed in accordance with the submitted details from The Rooflight Company (ref: CPR-DOP-CR-005A-2013-07-01). The glazing shall be retained thereafter at all times.

Reason: To minimise light intrusion in the South Downs National Park which is a designated International Dark Sky Reserve.

Item No	Ref No	Address	Recommendation
14	18/01806/FUL	Meadows Farm, Ervills Road, Worlds End, Hambledon, PO7 4QU	Permit

**Officer Presenting:** Robert Green

**Speaking**

**Objector:** Carolyn Hargreaves-World End Residents Assoc

**Parish Council representative:** Cllr Paula Langford-Smith

**Ward Councillor:** Mr Neil Lander-Brinkley on behalf of Cllr Stallard with a pre-prepared speech.

**Supporter:** Mr Robert Tutton-Agent

**Update**

1. Comment received from CPRE Hampshire (11.12.2018) raising concern over increased heavy traffic, lighting and hours of operation restrictions.

The retention of the office facilities introduces an element of transportation to and from the site by office workers. This is not considered to introduce excessive use of the access track or '*increased heavy traffic*'. The Highways Officer and Rights of Way Officer have raised no objection on these grounds.

In addition, condition 04 restricts the hours of operation as recommended by the Environmental Health Officer and condition 06 requests lighting details to be submitted including beam orientation a schedule of the lighting equipment used. This then restricts the use of lighting between 21:00 and 06:30 the following morning.

Therefore the receipt of this comment does not alter the officer's recommendation.

2. Additional Objection comment received from Denmead Parish Council (12.12.2018) providing a history of the Agricultural Prior Notification (APN) applications. Comment raises concern regarding the addition of windows and lighting and concludes by making comments on the amount of concrete surrounding the site.

Conditions to control the hours of operation alongside lighting (including hours of lighting use) are included to avoid adverse impact on the tranquil nature of the surrounding environment.

As this application considers the retention of an office use only where each application is determined on its own merits, significant harm which justifies refusing the application has not been found.

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Recommendation</b>
<b>15</b>	18/02185/FUL	Greenwood Farm, Greenwood Lane, Durley, SO32 2AP	Withdrawn

**Officer Presenting:** Elizabeth Marsden

**Speaking**

**Objector:**

**Parish Council representative:**

**Ward Councillor:**

**Supporter:**

**Update**

Application withdrawn 11<sup>th</sup> December 2018

**End of Updates**