

# **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	25/00994/FUL	The White House, Sleepers Hill	Approve

**Officer Presenting:** Megan Osborn

**Speaking**

**Objector:** Ian Galvin, Iain Flemming

**Parish Councillor:**

**Ward Councillor:** Cllr Lucille Tompson, Cllr Chris Westwood

**Supporter:** Stuart Garnett

**Update**

There was an error on the application description – this application is for 5 dwellings not 6 (as amended).

Permitted development has been removed by condition 20 for classes A (extensions), B (roof alterations), C (any other alteration to the roof), and E (outbuildings).

**Appropriate assessment**

The applicant has provided a revised technical note and calculations in relation to the nutrients for this site. The existing dwelling has a septic tank and the proposal is to remove this and connect the 5 new dwellings to the mains.

The calculations show that the existing septic tank already emits nutrients into the wastewater system and this gives an existing baseline for the site. By removing the septic tank and then calculating the addition of 5 dwellings on the site, this result in a negative figure in nitrate and phosphate emissions and therefore there is no requirement to secure any nutrient mitigation for this site.

Condition 17 is amended to ensure each dwelling will have EV charging on site as follows:

*17. An electric vehicle charging point (EVCP) shall be installed **for each dwelling** prior to the commencement of the parking hereby approved, and thereafter maintained and kept in good working order for the lifetime of the permission.*

A further condition is proposed condition in relation to the management of the site:

Condition 23:

*Before any development pursuant to this permission is commenced, written details including a plan showing details of measures to be adopted by the applicant or any other party becoming responsible for the development, for the management and maintenance of un-adopted common areas comprising shared land outside the private garden areas and dwellings; shall be submitted to and approved in writing by the Local Planning Authority.*

*Reason: To ensure that satisfactory future arrangements for the maintenance of the common parts of the development are secured in the interests of good planning and the amenities of future residents, since the development is not to be adopted by the local authority.*

Item No	Ref No	Address	Recommendation
7	25/00680/FUL	Knowsley, Hoe Road	Approve

**Officer Presenting:** Ethan Townsend

**Speaking**

**Objector:** Emma Houghton

**Parish Councillor:**

**Ward Councillor:**

**Supporter:** Mitchell Curtis

**Update**

An additional comment has been received from an adjoining property expressing concern that the proposal may cause damage to their building. The submitted red line plan identifies the application site, and all works will be confined to this area. A condition is recommended requiring details on the method of demolition to ensure minimal disruption to neighbouring properties. If any damage occurs to a neighbouring property as a result of the demolition, this would be a civil matter.

Item No	Ref No	Address	Recommendation
8	25/01883/VAR	Unit 4F Whiteley Shopping Centre	Approve

**Officer Presenting:** Joe Toole

**Public Speaking**

**Objector:** David Leslie

**Parish Councillor:** Cllr Mike Evans

**Ward Councillor:**

**Supporter:** Jamie Pyper

**Update**

This application has been triggered to Planning Committee at the request of Cllr Achwal, not due to the number of objectors.

Update to Condition 14 to read as follows:

14. *Unless approved in accordance with Condition 4 removable chairs, tables and*

*associated paraphernalia only shall be placed outside in the location adjacent to the frontages of the ground floor units identified on the approved site plan. The chairs, tables and associated paraphernalia shall only be used for patrons of the ground floor units within the hours set out in Condition 2, namely 07.00 to 23.00 Monday to Saturday and 10.00 to 22.00 on Sundays and recognised public holidays except for units F6 and F7 which shall only be used between the hours of 07.00 to 23.00 Monday to Saturday and the hours of 10.00 to 22.30 on Sunday and recognised public holidays and Unit F4 which shall not be open to customers or patrons outside the hours of 08:00 to 00:00 Monday to Sunday and recognised public holidays, outside of which times they shall not be available to customers or patrons, being stacked and secured or stored to prevent their use. Outside of the operating hours detailed in Condition 2 tables and chairs shall be stored within the building hereby approved.*

*Reason: In the interests of nearby residential amenities.*

Item No	Ref No	Address	Recommendation
9	SDNP/25/00564/ FUL	Land adjacent to Church Lane	Approve

**Officer Presenting:** Lisa Booth

**Speaking**

**Objector:** Neil Armitage, Lauren Campbell, Angus Campbell

**Parish Council representative:** Cllr Jon Woodman

**Ward Councillor:**

**Supporter:** Natalie Fellows

**Update**

**Errors in report**

On page 106 it should read “an agricultural building of 1500m<sup>2</sup>”, not 1000m<sup>2</sup>.

On page 108 under ‘Neighbour amenity’ it should read “Church Cottage” not Church Farm.

**Change to Condition 4**

***The building hereby approved shall only be used for agriculture. In the event that the use of the building for agricultural purposes (as defined by Section 336(1) of the Town and Country Planning Act 1990) permanently ceases within 10 years of the date on which the development is substantially completed, and no planning permission has been granted for an alternative use within 3 years of that cessation, the building shall be removed from the land and the site restored to its former condition or to such condition as may be agreed in writing with the Local Planning Authority.***

*Reason: The site lies in an area where development which cannot be justified as essential to the needs of agriculture or forestry would not normally be permitted.*

### Informative 15

The informative should be headed with "Plans Referred to in Consideration of this Application". This ties in with condition 2.

Additional objection comments from neighbour at Old Hill Farm Droxford Road, SO32 2PY

- 13 days is insufficient notice – heard from a neighbour and had no direct correspondence from SDNP ref: Planning Committee
- Written on multiple occasions to Planning and enforcement re this application as I have witnessed disregard for the byelaws, purpose and values of SDNP.
- Site owner destroyed over 200 m of established hedgerow prior to planning consent for no apparent reasons
- Had an impact on property/entrance to drive
- Enforcement suggested that nothing further would happen to this boundary, but hedgerow flailed with tractor last week.
- Local residents feel applicant is not going to be governed by standard planning procedures and intended purpose for much of this development is nothing to do with the development or maintenance of this orchard.
- If planning for this 'barn' is approved that SDNP apply safeguards to prevent unrelated industrialisation of this orchard and as an astronomer prevent floodlights wrecking the dark skies environment which is special to this area.

**End of Updates**