

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	21/03271/FUL	Land adjacent to Ashbrook Stables	Approve

Officer Presenting: Nicola Martin

Speaking

Objector: Thiruselvan Moodley, Jon Hayes

Parish Councillor: Cllr Maggie Hill

Ward Councillor: Cllr Susan Cook

Supporter:

Update

1. Amendment to the text; paragraph 2 of 'Site Description', the phrase 'western site boundary' should be corrected to read 'eastern site boundary'.
2. Amendment to the first bullet point of 'Proposal' to read "*The mobile home (with brick base) is in-situ (20m length x 6.8 m width) which is currently occupied by the applicant*"
3. Additional paragraph to be added to 'Proposal' as follows:

"The submitted plan demonstrates that the footprint of the static mobile home would be no greater than 20m length by 6.8m width. Officers are aware that this structure was delivered to the site in two parts. Whilst the single storey mobile home is situated on a brick plinth/base, and is connected via services, the applicant has advised that the structure sits on top of, but is not permanently affixed to, the brick plinth. This enables the structure to be removed from the site in one or two parts as required by legislation. In addition, WCC would retain control of the structures on the site, through the use of condition 10, which requires that no more than two caravans, as defined by the Caravan Sites Act 1968 and the Caravan Sites and Control of Development Act 1960, shall be stationed on the site."

4. One further public representation received, summarised below:
 - Queried why the application was to go to Planning Committee
 - The previous objections and supporting comments submitted should be considered
 - The site is fully developed and occupied and is a breach of planning without enforcement
 - This application is retrospective which should count against it.
5. One additional condition:
13. No overnight accommodation of any sort shall occur within the dayroom/utility building (J004078-DD-04-B).

Reason: To define the extent of this planning permission and to prevent more intensive use of the site.

Item No	Ref No	Address	Recommendation
7	25/00572/FUL	Four Acres, Ingoldfield Lane	Approve

Officer Presenting: Ethan Townsend

Speaking

Objector: Roger Lunn

Parish Councillor: Cllr Jony Sherwill

Ward Councillor: Cllr Danny Lee

Supporter: Michael Knappett

Update

Item deferred.

Item No	Ref No	Address	Recommendation
8	25/01836/FUL	Willow Tree Stables, Forest Road	Approve

Officer Presenting: Ethan Townsend

Public Speaking

Objector: Dr Carolyn Hargreaves

Parish Councillor: Cllr M Clay

Ward Councillor:

Supporter: Nathaniel Green

Update

Further comment and condition regarding the proposed caravans/mobile home:

The proposed site plan identifies the proposed location of the mobile home and tourer. The dimensions of the proposed mobile home and tourer would meet the dimensions set out within Section 13(2) of the Caravan Sites Act 1968. WCC would retain the control of the caravans/mobile homes on the site through the use of condition 5 which requires that no more than two caravans, as defined by the Caravan Sites Act 1968 and the Caravan Sites and Control of Development Act 1960 shall be stationed on the site. This condition has been amended to require details of the proposed caravans to be submitted to the local planning authority and approved, prior to their installation.

Condition 5 is re-worded as follows:

5. No more than 1 no. gypsy pitch shall be formed on the site. A maximum of 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended), of which no more than 1 shall be a mobile home, shall be stationed on the site at any time. No caravan may be installed on site until details of the elevations and proposed dimensions have been submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

Reason: To define the extent of this planning permission and to prevent more intensive use of the site and to preserve the character and amenities of the area in accordance with Policies DM16, DM17 and DM23 of the Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2).

Two additional conditions:

09. No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site.

Reason: To protect neighbouring amenities and the character of the countryside.

10. No overnight accommodation of any sort shall occur within the dayroom (Proposed Standard Dayroom – Plans and Elevations, drawing number 25_1372-006 Rev P01).

Reason: To define the extent of this planning permission and to prevent more intensive use of the site.

Item No	Ref No	Address	Recommendation
9	25/01924/HOU	Pipits, Chapel Lane	Approve

Officer Presenting: Ethan Townsend

Speaking

Objector:

Parish Council representative:

Ward Councillor:

Supporter:

Update

None.

Item No	Ref No	Address	Recommendation
10	25/01287/FUL	High Land, Lanham Lane	Approve

Officer Presenting: Mathew Rutledge

Speaking

Objector: Jonathan Bevan

Parish Council representative:

Ward Councillor:

Supporter: Julian Griffith

Update

Two additional conditions:

17. Prior to the occupation of the dwelling hereby approved, full details of a cycle store shall be submitted to, and approved in writing, by the Local Planning Authority. The approved cycle store shall be installed prior to the occupation of the dwelling and retained on site thereafter.

Reason: To ensure the development provides a facility for sustainable transport.

18. 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 and E** of Part 1; of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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.

End of Updates