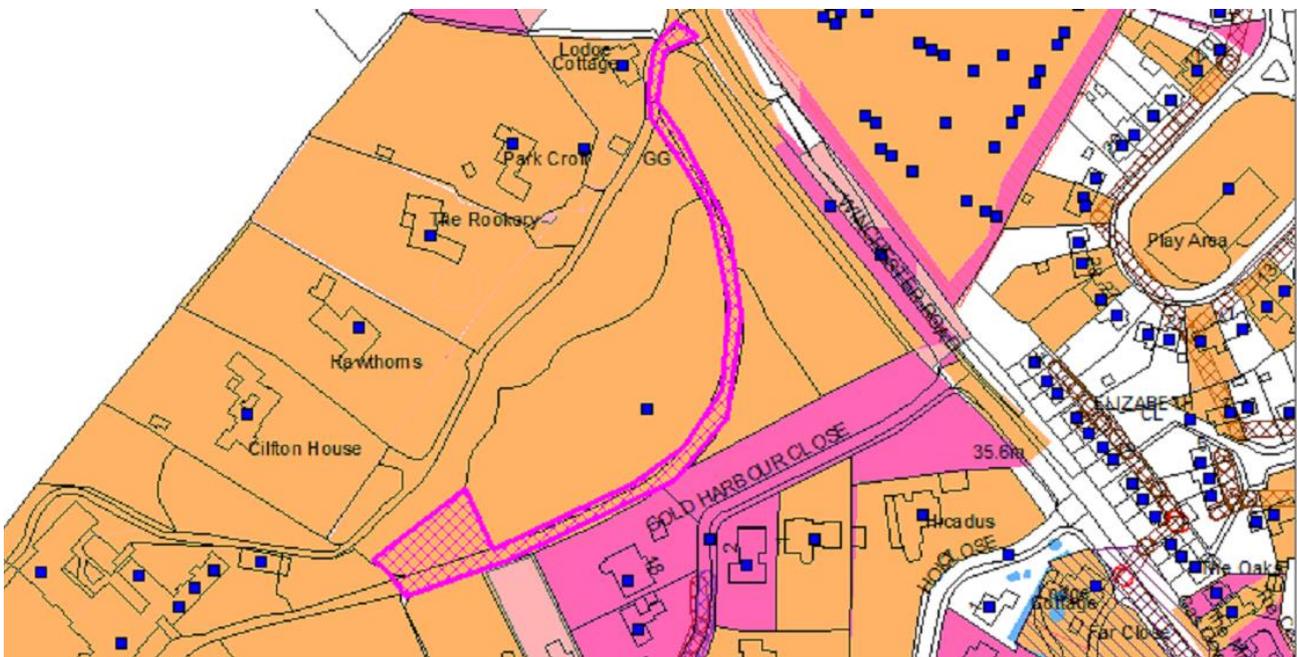


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 25/01371/FUL
Proposal Description: Erection of classroom dome to service kindergarten.
Address: Land North East Of Park Place Pastoral Centre Winchester
Road Wickham Hampshire
**Parish, or Ward if within
Winchester City:** Wickham And Knowle
Applicants Name: Mr Ben Walliman
Case Officer: Cameron Finch
Date Valid: 18 August 2025
Recommendation: Permit
Pre Application Advice No

Link to Planning Documents

[Link to page – enter in reference number 25/01371/FUL](https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple)
<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Reasons for Recommendation

The development is recommended for permission as it is considered that it will have a positive impact on the character of the area in accordance with Policies DM15 and DM16 of the LPP2 and D1 of the Emerging Plan and would not harm neighbouring residential amenity in accordance with policy DM17 of the LPP2 and D7 of the Emerging Plan and does not harm nearby heritage assets in accordance with policy CP20 of LPP1, DM29 of LPP2 and HE1, HE2, HE3 and HE8 of the Emerging Plan.

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General Comments

Wickham and Knowle Parish Council have requested for the application to be determined by Planning Committee, based upon material planning considerations is shown in Appendix 1

Amendments to Plans Negotiated

None

Site Description

The site comprises a paddock on the approach to Park Place Pastoral Centre, a grade II* listed building although they are not viewed within the same context. This accommodates in part the Kids Love Nature Kindergarten who use the paddock as part of their offering. The site area is approximately 184 sqm. A polytunnel is located at the Eastern end of the paddock also used by the nursery.

The site sits just outside the Northern edge of the Wickham settlement boundary. A number of residential dwellings sit on the other side of the Northern boundary and also within Cold Harbour Close to the South. The northern boundary is densely wooded with mature trees and vegetation. The trees along this Northern boundary are subject to a tree preservation order. The Southern boundary is defined by a low wooden fence with the access track and mature trees beyond. Cold Harbour Close and the residential properties sit behind these trees.

Proposal

The proposal seeks to construct a classroom dome with two toilet pods centrally within the site. The dome measures 5 metres at its tallest point. The dome uses a geodisc frame with PVC covers finished in Olive green. The external surfaces of the dome are protected to reduce corrosion and UV damage by fading to produce a consistent appearance. The two toilets utilise non-mins drainage with a septic bag system. The classroom is sited away from the boundaries with residential neighbours to the North and the South. No trees or vegetation are removed to accommodate the proposal. Site access remains the same. The facility is ancillary to the Kindergarten accommodated with the listed building.

Relevant Planning History

The below relates specifically to the paddock (the proposal site).

25/00591/FUL – Retention of polytunnel granted 27th May 2025.

Consultations

Service Lead – Public Protection (Environmental Health) –

- No adverse comments. the site has been used by the kindergarten for two years and I therefore do not consider that the addition of an extra classroom will have a noticeable impact on nearby residents.

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Representations:

Wickham and Knowle Parish Council

Wickham and Knowle Parish Council wishes to object to this application based on the following reasons:

1. Excessive height and scale

The proposed dome (approximately 5m high) is unsuitable for the surroundings and excessively tall for a classroom in this setting and the application lacks justification for that height.

Such a structure is likely to be overbearing, intrusive and harmful to neighbours' light, outlook and privacy. This conflicts with Policy CP13 of the Winchester Local Plan Part 1, Policy DM14/DM16 (Local Plan Part 2), and the National Planning Policy Framework (notably paragraph 130 and paragraph 134).

2. Lack of information on foundations, drainage and heating

The application has been submitted without information on the proposed foundations under the dome, no drainage plan for the toilets nor heating plan for the dome. Without this information, it is impossible to assess the application accurately.

The Parish Council requests that this application is discussed by Planning Committee and would register to speak to object to the application.

2 Objecting Representations received from different addresses citing the following material planning reasons:

- The proposed dome is tall and overbearing on neighbouring properties.
- Impacts the character of the drive leading to the listed building.

8 Supporting Representations received from different addresses citing the following material planning reasons:

- The proposed classroom would support the existing nursery.
- The materials and structure align with the character of the surrounding natural environment.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework (NPPF)

1. Introduction
2. Achieving sustainable development
4. Decision-making
6. Building a strong, competitive economy
11. Making effective use of land
12. Achieving well-designed places
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

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- Biodiversity net gain
- Design: process and tools
- Determining a planning application
- Historic environment
- Natural environment
- Noise
- Rural housing
- Tree Preservation Orders and trees in conservation areas

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

MTRA4 – Development in the Countryside

CP13 – High Quality Design

CP16 – Biodiversity

Winchester District Local Plan Part 2 – Development Management and Site Allocations (LPP2)

DM1 – Location of New Development

DM10 - Essential Facilities and Services in the Countryside

DM15 – Local Distinctiveness

DM16 – Site Design Criteria

DM17 – Site Development Principles

DM23 – Rural Character

DM24 – Special Trees, Important Hedgerows and Ancient Woodlands

DM29 – Heritage Assets

Local Plan (Regulation 19) 2020 – 2040

SP3 – Development in the Countryside

D1 – High Quality, well designed and inclusive places

D7 – Development Standards

NE1 – Protecting and enhancing biodiversity and the natural environment in the district

NE5 – Biodiversity

NE9 – Landscape Character

NE14 – Rural Character

NE15 - Special Trees, Important Hedgerows and Ancient Woodlands

HE1 – Historic Environment

HE2 – All heritage Assets

HE3 – Designated Heritage Assets

HE8 – Applications affecting listed buildings

E8 – Local Shops, Services and Facilities

Supplementary Planning Document

National Design Guide 2019

High Quality Places 2015

Landscape Character Assessment March 2004 and emerging LCA December 2021

Biodiversity Action Plan 2021

Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment | Historic England (2015)

Good Practice Advice in Planning 3: The Setting of Heritage Assets | Historic England 2nd Edition (2017)

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Historic Environment Good Practice Advice in Planning: 4
Published 30 June 2020
Enabling Development and Heritage Assets

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Regulation 19 Local Plan has been agreed by Full Council and the examination is now subject to public consultation on the Proposed Main Modifications. Therefore, the emerging policies can be given moderate to significant weight in the assessment of development proposals in advance of Adoption, with those policies not subject to modifications afforded significant weight.

The proposal sits just outside of the Northern edge of the settlement boundary of Wickham. The site is within the countryside and is covered by policy MTRA4 of the LPP1 and SP3 of the Emerging Plan. These policies outline that the expansion or replacement of buildings to meet the needs of an established business are acceptable provided the development is proportionate to the nature and scale of the site, its setting and the surrounding countryside location. Policy DM10 of LPP2 outlines that development in a rural site may be required for operational reasons. This includes educational facilities. This is supported by policy E8 of the Emerging Plan. Policies SP3 and E8 are subject to modifications and therefore carry limited weight.

The proposed development supports an established Kindergarten in a rural location. The proposed classroom will supplement the existing offer of the educational establishment which are already using this site in their operations, providing an undercover teaching space. Whilst technically in the countryside, the semi-urban character of the surrounding area, exemplified by nearby residential development visible within the site helps to ensure that the establishment of another built structure in this area would not be detrimental to its rural character. There is a visible increase in built form on the site but the scale, massing and design are considered proportionate to the overall character of the site. The site is able to take advantage of the existing planting on site to help recede it into the context.

Overall, it is considered that the development supports the operational need of an established educational facility within the countryside. The principle of development is acceptable in accordance with adopted and emerging local plan policies.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on character and appearance of area

The context of the site is defined by the semi-rural character of the surrounding area. Whilst it sits outside the settlement boundary, the site is located in close proximity to

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residential dwellings which place the site within the rural-urban fringe. It is not considered that the construction of the proposed domed classroom on this site would harm the further rural landscape outside of Wickham.

Based upon the context it is not considered that the construction of the classroom would be out of character with its surroundings. The scale and massing of the proposed classroom is moderate and is not of a size that it would be widely visible from outside of the site. The wooded nature of the boundaries of this site means that the site is not widely visible which limits the visual impact of the structure on the character of the wider area. It also helps to screen it from view of the nearby listed building, ensuring the two developments are not viewed within the same setting. The more significant height of the dome is acknowledged but it is not considered to be of a scale that would appear prominent outside of the site. The placement of the structure in proximity to the existing polytunnel helps to limit the sprawl of built form outside of the settlement boundary.

The proposed design form of the classroom as a dome presents a more contemporary character. This adds to the visual interest of the structure and is not harmful to the character of the surrounding area. This is also informed by the proposed material use which is green coloured PVC. The proposed use of cladding is not harmful and the use of Olive Green helps to recede the development into the surrounding trees and bushes, further reducing its visual prominence. The use of protective coating to maintain a high quality appearance is encouraging.

Whilst the building represents an increase in built form on a site with little development as existing, it is not considered that the proposed structure would have a significant visual impact upon the surrounding area. Whilst technically in the countryside, the context of the site means that it will not have a significant impact upon the rural landscape. The proposal is compliant with policies DM15, DM16 and DM23 of LPP2 and D1 and NE9 of the Emerging Plan.

Development affecting the South Downs National Park

The application site is located 0.8 km from the South Downs National Park with the settlement of Wickham in-between.

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) updated 2024. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 189 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

Due to the distance and intervening features, an adverse impact on the National Park and its statutory purposes is not identified.

In conclusion therefore the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

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Park Place Pastoral Centre is a Grade II* listed building which sits approximately 153 metres to the West of the proposal site. The paddock where the classroom is to be located sits alongside the access road to this building. The following legislation and policies are taken into account in the assessment and determination of this planning and listed building application.

Relevant Legislation

The preservation of the special architectural/historic interest of the listed building and its setting (S.66 P(LBCA) Act 1990; Policy DM29 & DM30 of the Winchester District Local Plan Part 2; Policy CP20 Winchester District Joint Core Strategy; NPPF (2024) Section 16.

Guidance

The consideration and assessment of due regard is required in relation to the relevant legislation and guidance as outlined within the Historic Environment/Archaeology consultation response

As such due regard has been given to Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990) which confirms that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Listed Building/Structure. Case law has established that where an authority finds that a development proposal would harm the setting of a listed building, it must give that harm “considerable importance and weight”.

The historic environment section of the Planning Practice Guidance further outlines the role of the Local Planning Authority in considering the effects of new development that are in the vicinity of or affect the setting of listing buildings and heritage assets. Paragraph 212 of the NPPF advises that great weight should be given to the conservation of a heritage asset in considering the impact of a proposal on its significance (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Policy CP20 of WDLPP1 and Policy DM29 of WDLPP2 ensure that development preserves and enhances heritage assets and their settings.

The building is a Grade II* C18 mansion house with C19 wings. Whilst the proposal site is within the grounds of the listed building it does not form part of its immediate setting. There is a degree of separation between the site and the listed building owing to the distance between the two and intermittent screening provided by mature trees and hedges. The listed building is first glimpsed within the more rural context once the paddock site has been passed. This ensures that the proposed classroom and the listed building are not visible within the same view.

The proposed classroom is experienced on the approach to the listed building, however it is not considered that it impacts upon its immediate setting. In any case, the design of the building is interesting and is not considered to be harmful to the listed building. As the two structures are not experienced within the same views, it is not considered that the

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proposed development impacts upon its setting and the impact on the listed building is negligible.

The site is outside of the Wickham Conservation Area and does not impact upon its character and setting.

It is considered that the proposal does not harm to the significance of the setting and historic interest of the listed building to an unacceptable extent, in accordance with Section 16 para 212 of the NPPF (2024), S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy CP20 of WDLPP1 and DM29 of WDLPP2, HE1, HE2, HE3 and HE8 of the Emerging Plan and the historic environment section of the Planning Practice Guidance.

Neighbouring Amenity

A noise report has been submitted to accompany this application. The site is already in use as part of the Kindergarten and it is not considered that the placement of the classroom on this site would cause additional harm by noise nuisance to neighbours.

Dwellings Clifton House and the Hawthorns which to the North and North West of the site. They sit in excess of 90 metres from the proposal site with intermittent screening provided by protected trees on the boundary. This is considered sufficient to prevent a structure of this size from appearing overbearing on these neighbours. No harm is caused by overshadowing or overlooking.

18 Cold Harbour Close is positioned approximately 29 metres to the South of the proposal site. The access road to the Pastoral Centre and a number of mature trees and shrubbery sit in-between the proposal site and this dwelling. Glimpses of the structure will be visible from the rear garden of this dwelling but the intermittent distance between the site and this neighbour ensure the height of the classroom is not overbearing. The development does not overshadow or overlook this dwelling.

No further neighbouring dwellings are impacted.

It is not considered that the proposed development is harmful to neighbours and is in accordance with policy DM17 of LPP2 and D7 of the Emerging Plan.

Sustainable Transport

The proposal will have no impact on highway safety/amenity/traffic generation/air quality/sustainable travel/parking ratio/standards/ because it is not considered that the proposal generates significant additional traffic. There are no changes to the existing accesses as part of this application.

Ecology and Biodiversity

The proposal will have no impact as it is not Development within, bordering or in close proximity to a European Protected Site (i.e. River Itchen SAC, The Solent SAC, SPAs, Ramsar Sites) or is not overnight accommodation affecting Nitrates.

Due to the nature of the development and the distance between the application site and the European Protected Site of the Solent SAC and SPA and the River Itchen SAC, an Appropriate Assessment under the Conservation of Habitats & Species (Amendment) Regulations 2011 is not required.

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A Preliminary Ecological Appraisal has been submitted to support this application. This has confirmed that the site is not within the sphere of influence of the nearby SINC and that the proposal does not impact upon any protected habitats within the site. A number of enhancements are proposed to ensure an uplift on Biodiversity on the site. This includes the provision of an insect hotel and the provision of bat and bird boxes within the site. There is also ambition for improvements such as wildflower grasslands and a wildlife pond within the wider site. This is secured through condition.

As the site is leased it is not possible to secure Biodiversity Net Gain on the site under agreement for thirty years. The purchasing of credits to offset any habitat loss is proposed and this is considered acceptable. A condition is included to secure this.

Therefore, the proposal complies with policy CP16 of LPP1 and NE1 and NE5 of the Emerging Plan.

Trees

A number of protected trees sit along the Northern boundary of the site. No trees are proposed to be removed as part of the proposed development. The pruning of T6 (a category B oak tree) is required in order to access the site for construction, however this is not considered to have a long term impact on the vitality of this tree. No further works are required to facilitate the development and the proposed classroom sits outside of the root protection areas. A tree protection plan has been provided to demonstrate how trees will be protected and this is secured through condition.

The proposal does not cause harm to protected trees and is compliant with DM24 of LPP2 and NE15 of the Emerging Local Plan.

Sustainable Drainage

The proposed development uses low impact drainage solutions. The two toilets are not connected to mains drainage, using a septic bag which is simply removed when required. No services are required to accommodate this and it is considered acceptable for the scale of the development.

The proposal uses low-impact foundations. The site is within Flood Zone 1 and there is no identified surface water flood risk. The spiked frame foundation allowing natural surface water drainage to occur underneath the proposed structure. This ensures that there is not a significant impact on drainage within the surrounding area.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

The proposed development is to support the existing Kindergarten on the site and supports the existing use. The proposed dome is not widely visible from outside of the site

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and it does not have a significant visual impact upon the surrounding area. Whilst in close proximity to a listed building it is not considered that the proposed development is harmful to its character, significance and setting. No harm is caused to biodiversity or nearby protected trees. The proposal is compliant with adopted and emerging local plan policies.

Recommendation

Application GRANTED subject to the following conditions:

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be constructed in accordance with the following plans:

Location Plan received 07 July 2025 drawing no. LP01 A

Existing & Proposed Block Plans received 07 July 2025 drawing no. Block01 A

Proposed Floor Plan & Elevation received 07 July 2025 drawing no. IAW-1

Reason: In the interests of proper planning and for the avoidance of doubt.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in the materials section of the associated application forms.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

4. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Implications Assessment and Method Statement ref:- DS/30425/AC written by Treecall Consulting Ltd and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Inspection of fencing

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the Arboricultural Implications Assessment and Method statement Ref:- A DS/30425/AC and Tree Protection Plan, Ref:- DS/30425/AC Telephone – Tree Officer. 01962 848360

Construction of special engineering under tree canopies the Arboricultural Officer shall be informed prior to the commencement of construction of specialist

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foundations and special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848360

Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Implications Assessment and Method Statement, Ref:- AIA/AMS-KC/SH/SOUTHDOWN/001

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Implications Assessment Appraisal and Method Statement, Ref:- AIA/AMS-KC/SH/SOUTHDOWN/001 shall be agreed in writing to the Local Planning Authority.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity

5. Arboricultural Supervision

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Pre-commencement meeting.

A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

6. The recommendations and procedures within the following documents must be adhered to:
Preliminary Ecological Appraisal dated June 2025 by ProVision

Reason: To ensure the mitigation and recommendations are adhered to in respect of policy CP16 of the LPP1 and NE5 of the Emerging Plan.

7. Development may not be begun on site unless:

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- (i) a biodiversity gain plan has been submitted to the planning authority; and
- (ii) The planning authority has approved the plan.

In making an application to discharge the biodiversity gain condition the following information shall be provided:

- (a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 and paragraph 193 of the National Planning Policy Framework (2024).

8. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), has been submitted to and approved in writing by the Local Planning Authority (LPA). The HMMP shall include the following details:
- (a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - (b) any necessary legal mechanism or covenant for securing the monitoring over the relevant period;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
 - (e) a proposed definition of 'completion of development' in respect of the development hereby approved.

The approved habitat creation and enhancement works shall be implemented in full within six months of the date of their written approval. Notice in writing shall be given to the LPA once the habitat creation and enhancement works as set out in the HMMP have been completed

Reason: To ensure an appropriate setting to the development and to secure a net gain in biodiversity in accordance with the statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 and paragraph 193 of the National Planning Policy Framework (2024)

Informatives:

1. In accordance with paragraph 39 of the NPPF 2024 , Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

2. Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the “biodiversity gain condition” which means development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and

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(b) the planning authority has approved the plan.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

The planning authority, for the purposes of determining whether to approve the Biodiversity Gain Plan, would be Winchester City Council

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

Appendix 1

Objection – Application 25/01371/FUL

Proposal: Erection of classroom dome to service kindergarten,

Location: Land North East Of Park Place Pastoral Centre Winchester Road Wickham Hampshire

Wickham and Knowle Parish Council wishes to object to this application based on the following reasons:

1. Excessive height and scale

The proposed dome (approximately 5m high) is unsuitable for the surroundings and excessively tall for a classroom in this setting and the application lacks justification for that height.

Such a structure is likely to be overbearing, intrusive and harmful to neighbours' light, outlook and privacy. This conflicts with Policy CP13 of the Winchester Local Plan Part 1, Policy DM14/DM16 (Local Plan Part 2), and the National Planning Policy Framework (notably paragraph 130 and paragraph 134).

2. Lack of information on foundations, drainage and heating

The application has been submitted without information on the proposed foundations under the dome, no drainage plan for the toilets nor heating plan for the dome. Without this information, it is impossible to assess the application accurately.

The Parish Council requests that this application is discussed by Planning Committee and would register to speak to object to the application.