

Planning Committee

Update Sheet

20/06/19

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	SDNP/19/01426/ FUL	Land adjacent to Brookfield, Hazeley Road, Twyford, Winchester, SO21 1PX	Permit

Officer Presenting: Sarah Tose

Speaking

Objector: Mrs June

Parish Council representative: None

Ward Councillor: None

Supporter: Geoff Potter, Richard Sellars

Update

The following comments and condition have been received by HCC Highway Authority:

The proposed dwellings will utilise the existing access onto Hazeley Road, which serve Brookfield and the first floor flat, Manton. Hazeley Road is a classified road (C201) subject to a 30mph speed limit.

Visibility at the access and its geometry where it joins Hazeley Road is adequate. The width of the driveway is however constrained, mainly by the external staircase to the upper floor flat. It is not considered that the pinch point along the driveway will result in any material highway safety implications; it could however possibly result in matter of amenity and/ or a future Building Regulations issue.

The driveway has not been included within the application site red line boundary. The level and arrangement of car parking has not been fully assessed as it is a function of the city council as the Local Parking Authority. Notwithstanding this, it is noted that the car parking provision for both the proposed dwellings and the existing dwellings appears to meet the standards set out in the Residential Parking Standards Supplementary Planning Document. The parking layout includes sufficient turning space to enable cars to enter and exit the site in a forward gear. The formalised parking area to the front of Brookfield/Manton however has not been shown in the application site red line boundary and the fence shown to protect the staircase could impede manoeuvring into the space no. 4.

Suitable cycle parking/storage for the proposed dwellings is to be accommodated in existing sheds. Servicing will generally take place on street which is acceptable in this location.

The Highway Authority recommends –

No objection subject to the following condition:
PARKING PROVISION

Before the occupation of the development, provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure adequate on-site car parking provision for the approved development.

Yours sincerely,
Sally Swaine
Highways Development Planning

The above condition has been added to the recommendation as condition 13.

Item No	Ref No	Address	Recommendation
8	SDNP/01778/FUL	Windmill Down Farm, Hambledon	Permit
<p>Officer Presenting: Sarah Tose</p> <p><u>Speaking</u> Objector: David Griffiths Parish Council representative: Cllr Caroline Dibden Ward Councillor: None Supporter: Richard Goodall</p> <p><u>Update</u> Amended condition 4 – to limit the use of the building to storage, it is considered that the occasional workshop use as stated by the applicant will be ancillary, so would still fall within the wording of this condition.</p> <p><i>4. The use of the buildings hereby permitted shall be restricted to the storage of agricultural produce and equipment.</i></p> <p><i>Reason: To ensure the satisfactory development of the site and in the interests of the amenity of the area and highway safety.</i></p>			

Item No	Ref No	Address	Recommendation
9	SDNP/18/06579/HOUS	Ivy Cottage, Avington Road, Avington, SO21 1DD	Refuse
<p>Officer Presenting: Sarah Tose</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: Cllr Appleby Ward Councillor: None Supporter: Hugh Thomas - Agent</p>			

Update
None

Item No	Ref No	Address	Recommendation
10	SDNP/18/065 80/LIS	Ivy Cottage, Avington Road, Avington, SO21 1DD	Refuse

Officer Presenting: Sarah Tose

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: None

Supporter: None

Update
None

Item No	Ref No	Address	Recommendation
11	18/01666/FUL	Land rear of Horseshoe Paddocks, Laveys Lane, Titchfield	Permit

Officer Presenting: Liz Marsden

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: None

Supporter: Robert Tutton - Agent

Update

Further comments by Wickham Parish Council to the effect that if approval is given it should be subject to strict conditions and the site should be monitored to ensure all proposed works are undertaken. In particular:

the site should be used exclusively for equestrian purposes only with no other businesses using the facilities

the applicant follows all necessary recommended/advised procedures given by the Winchester CC Officer/s.

Item No	Ref No	Address	Recommendation
12	19/00426/FUL	Land Adjacent Lodge Green Whiteley Lane Titchfield	Refuse
<p>Officer Presenting: Nicola Clayton</p> <p><u>Public Speaking</u> Objector: Paul Crowley, Len Watts Parish Council representative: None Ward Councillor: Cllr Vivian Achwal Supporter: Bryan Jezeph, Geoff Watts, Peter Knight</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
13	17/02213/FUL	Land Adjacent to Gravel Hill, Shirrell Heath	Permit
<p>Officer Presenting: Robert Green</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: None Ward Councillor: Cllr Vivian Achwal Supporter: Dr Angus Murdoch</p> <p><u>Update</u></p> <p>1. The original 2016 application which this application seeks to amend contained the following condition:</p> <p><i>Within one month of the siting of the 3 mobile homes hereby permitted, all other caravans and detached shed buildings shall be removed from the site. No more than one caravan shall be stationed on each pitch, including either a static or a touring caravan, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (as amended).</i></p> <p>This condition has been removed from this application as it is now out of date and the revised site layout can accommodate the standard static and touring caravans which are associated with traveller pitches.</p> <p>2. Following further consideration, the acoustic fence between the application site and the adjacent storage building is not considered necessary and Environmental Health have not raised a concern. Therefore, condition 08 has been amended to remove reference to the acoustic fence and now reads:</p> <p><i>Notwithstanding the provisions of the Town and Country Planning (General</i></p>			

Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no means of enclosure (including fences, gates or walls) shall be erected on the site.

If future circumstances result in the need for an acoustic barrier to be constructed between the sites, this would require a planning application where the suitability and appearance can be assessed at that time.

Item No	Ref No	Address	Recommendation
15	19/00645/FUL	49 Stoney Lane Winchester SO22 6DP	Refuse
<p>Officer Presenting: Elizabeth Marsden</p> <p><u>Public Speaking</u> Objector: Keith Adams Parish Council representative: None Ward Councillor: Cllr Mike Craske Supporter: Wendy Croxford-Owner, Ian Tait-Doswell Projects</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
16	19/00577/FUL	7-9 Gordon Avenue Winchester SO23 0QE	Permit
<p>Officer Presenting: Megan Osborn</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: None Ward Councillor: None Supporter: Mr Amrik Chahi-Agent</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
17	19/00048/FUL	Land Off Burnet Lane, Kings Worthy	Permit
<p>Officer Presenting: Megan Osborn</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: Cllr Ian Gordon Ward Councillor: Cllr Jackie Porter, Cllr Jane Rutter</p>			

Supporter: Leanne Smith – Drew Smith

Update

Update to Natural England section,

‘Deterioration of the water environment – agreement with HRA conclusion

This application is within the catchment of the River Itchen SAC which is sensitive to increases in nutrients, such as those associated with a net increase in residential accommodation. The Appropriate Assessment has taken this into consideration, therefore, providing the appropriate mitigation is secured by any approval, Natural England are satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European site, and has no objection to this aspect of the application.’

The mitigation required is covered by the Construction Management plan and the HRA.

Conditions to be added:

Before development commences, details shall be provided showing the location of the access into the public open space for maintenance for service vehicles into the field. This shall be submitted in plan form and approved in writing by the Local Planning Authority. The access into the field shall remain according to the details approved.

Reason: In the interest of maintaining the public open space.

Before development commences details of the deployment of all arisings and spoil produced from the development works shall be submitted and approved in writing by the Local Planning Authority.

Reason: To improve the appearance of the site in the interests of visual amenity.

Details of the width, alignment, gradient and type of construction proposed for the road network together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the development is first occupied.

Reason: To ensure that the roads are constructed to a standard which has potential to be adopted.

Item No	Ref No	Address	Recommendation
18	19/00189/HOU	Woodlea, 3 Boyne Mead Road Kings Worthy SO23 7QZ	Refuse

Officer Presenting: Alexander Strandberg

Public Speaking

Objector: None

Parish Council representative: Cllr Ian Gordon

Ward Councillor: None

Supporter: Penny Attwood-Applicant

Update

None

Item No	Ref No	Address	Recommendation
19	TPO2253	2 Berewecke Avenue, Winchester	Confirmation of Tree Preservation Order

Officer Presenting: Ivan Gurdler

Public Speaking

Objector: Sarah Garabette

Parish Council representative: None

Ward Councillor: None

Supporter: None

Update

No updates.

Item No	Ref No	Address	Recommendation
20	TPO2252	35 Dean Lane, Winchester	Confirmation of Tree Preservation Order

Officer Presenting: Ivan Gurdler

Public Speaking

Objector: Michael Walker

Parish Council representative: None

Ward Councillor: Cllr Mike Craske

Supporter: None

Update

No updates.

End of Updates