

Planning Committee

Update Sheet

18/07/19

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	18/00170/FUL	Development land at Malt Lane, Bishops Waltham	Refuse
<p>Officer Presenting: Simon Avery</p> <p><u>Public Speaking</u> Objector: Vivienne Jury Parish Council representative: Cllr Robert Shields Ward Councillor: None Supporter: None</p> <p><u>Update</u> A further reason for refusal is necessary to reflect the fact that the development does not provide a suitable mix of housing as follows:</p> <p>07. The proposal is contrary to policy CP2 of the Winchester Local Plan Part 1 in that, due to the lack of any 3 bed dwellings, it fails to provide a suitable mix of housing.</p>			

Item No	Ref No	Address	Recommendation
8	19/01049/HOU	Brown Eaves, 170 Main Road, Colden Common, SO21 1TJ	Permit
<p>Officer Presenting: Liz Marsden</p> <p><u>Public Speaking</u> Objector: None Parish Council representative: Cllr Pam Glasspool Ward Councillor: Cllr Sue Cook Supporter: None</p> <p><u>Update</u> Condition 2 should be amended to:</p> <p>The development shall be maintained in its current form, as shown in plan ref. 070519 1A3 and at no time shall additional doors, windows, internal sub-divisions or domestic facilities be introduced.</p> <p>Reason: To ensure that the use of the building remains incidental to the dwelling house.</p>			

Item No	Ref No	Address	Recommendation
9	19/00896/FUL	The Green, Moors Close, Colden Common, Hampshire	PERMIT

Officer Presenting: Rose Lister

Public Speaking

Objector: None

Parish Council representative: Cllr Richard Izard

Ward Councillor: Cllr Sue Cook

Supporter: None

Update

Item to be added to the Informatives:

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

Item No	Ref No	Address	Recommendation
10	19/00781/FUL	Morelands Copse Farm, Hensting Lane, Fishers Pond, SO50 7HH	Permit

Officer Presenting: Lisa Booth

Public Speaking

Objector: Roger Grimshaw

Parish Council representative: None

Ward Councillor: None

Supporter: James Everton-Agent

Update

Results of a recent bat survey have been received after the report was written and the following additional conditions are to be added to the recommendation:

11 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

11 Reason: To protect the appearance of the area, the environment and protected

species from light pollution.

12 The mitigation measures recommended within section 5 of the Ecological Impact Assessment Final Document July 2019 (ECOSA, July 2019) shall be implemented during the construction period and a Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include the location and details showing bird/bat nest boxes/roost boxes. The enhancement provisions shall be sited prior to the development coming into its intended use and retained thereafter.

12 Reason: To maintain and enhance biodiversity.

Item No	Ref No	Address	Recommendation
11	19/00922/FUL	Hazelwood, 29 Downside Road, Winchester, SO22 5LT	Permit

Officer Presenting: Catherine Watson

Public Speaking

Objector: Tim Spencer

Parish Council representative: None

Ward Councillor: Cllr Mike Craske

Supporter: Jim Beavan - Agent

Update

Updated Site Plan 7462-D100 submitted 17.07.2019 amending floorspace of Plot 3 from 101.8sqm to 112.3sqm.

Condition 3 amended to the following:

03 The integral garage space in Plot 2 hereby permitted shall only be used for parking and ancillary storage purposes and for no other use at any time. The additional roofspace to be created in Plot 3 is to be used for ancillary storage purposes and for no other use at any time and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no windows or dormers, other than those expressly authorised by this permission, shall be constructed in the roof of Plot 3 as permitted.

Reason: To accord with the terms of the application and to ensure that the development remains compliant with Policy CP2 of Local Plan Part 1.

Item No	Ref No	Address	Recommendation
13	19/00619/FUL	Old Sheep Fair, The Long Barn, Bishops Sutton Road, Alresford, SO24 9EJ	Permit

Officer Presenting: Verity Osmond

Public Speaking

Objector: Mr Ian Ellis-Southern Planning Practice, Mr Stephen Glaister, Simon Evans

Parish Council representative: None

Ward Councillor: Cllr Russell Gordon-Smith

Supporter: Daniel Wiseman - Agent

Update

A further objection was received on 16/07/19 from Ian Ellis, Southern Planning Practice, in response to the officer's Committee report. The main considerations within this letter are set out below:

- The objection raises concerns with the fact that the application was not re-advertised and that a new public consultation period was not instigated following the submission of the applicants retail impact assessment.
- There are concerns that the summary of objection and support comments within the officer report is inaccurate and that the number of objections has been unfairly represented.
- It is felt that the outdoor display areas should not be included within the total retail floor space as they are not subject to condition 2 of the 13/02145/FUL. The objector suggests that the application should be withdrawn until the above points are addressed.

In section headed 'Consultations':

WCC Economic Team were consulted on the application and submitted an objection to the proposal. Following this objection, and following suggestions contained within the economic response, further retail studies have been commissioned by the applicant which demonstrates that there is no evidence which suggests Long Barn is detrimental to the local businesses within New Alresford Town Centre.

It has not been possible to arrange a follow up meeting with WCC Economic Team since the new retail information has been submitted due to staff holidays. However, the information has been assessed by the officer and WCC Strategic Planning Team and it is considered to overcome the previous economic objection to the application.

Item No	Ref No	Address	Recommendation
14	18/02792/FUL	The Well House, Bridge Lane, Shawford, SO21 2BL	Refuse

Officer Presenting: Catherine Watson

Public Speaking

Objector: Mr Jeremy Higgins

Parish Council representative: None

Ward Councillor: None

Supporter: Andy Ramus - Agent

Update

The following additional supporting information submitted by the applicant on 17.07.2019:

- Addendum to Design and Access Statement;
- Site Section 071-03B;
- Proposed Site Plan – Revised P102 Rev A;
- Proposed Lower Ground Floor plan P105 Rev B;
- Proposed Ground Floor plan P106 Rev C;
- Proposed Elevations P110 Rev A;
- Proposed Street Elevation P111 Rev A;
- Proposed Site Section P113;
- Proposed Itchen Valley Section P114;
- Comparative Section Study P115;
- Comparative Elevation Study P116;
- East Elevation Large Scale P117;
- View From Bridge Lane P119;
- View From East Elevation P120;
- View From Itchen Navigator P121;
- Phase 1 and 2 Bat Survey;
- Planning Committee Executive Summary;
- Design Review Panel feedback;
- Landscape and Visual Impact Assessment.

Item No	Ref No	Address	Recommendation
15	SDNP/19/0184 0/FUL	Land adjacent to The Old School House, Church Lane, Chilcomb Winchester, SO21 1HR	Refuse

Officer Presenting: Charlotte Flemming

Speaking

Objector: Rolf Hawkins

Parish Council representative: None

Ward Councillor: None

Supporter: Mr Ian Ellis-Agent

Update
None

Item No	Ref No	Address	Recommendation
16	SDNP/19/0221 8/FUL	Land Off Folly Hill Lane, Itchen Stoke, Alresford, SO24 0QY	Permit

Officer Presenting: Charlotte Flemming

Public Speaking

Objector: Stephen Drake

Parish Council representative: David Cook

Ward Councillor:

Supporter: Richard Osborn-Agent

Update
None

End of Updates