

Planning Committee

Update Sheet

14/11/19

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.



Working in Partnership



Item No	Ref No	Address	Recommendation
7	19/01849/FUL	Proposed Mast At Junction with Berewecke Road/Andover Road, Winchester	Permit

Officer Presenting: Nicola Clayton

Public Speaking

Objector: Mr Ian Tait

Parish Council representative: None

Ward Councillor: None

Supporter: Jennie Hann – Agent Clarke Telecom

Update

The report refers to ICNIRP. This abbreviation stands for “International Commission on Non-Ionizing Radiation Protection”.

Within the planning history section of the officer’s report, the officer refers to planning application 17/01930/TCP for the proposed installation of a 17.5m pole, supporting 3 no antenna, associated ground based equipment cabinets and ancillary development which was refused permission on the Telecom Site, Corner Of Athelstan Road and Andover Road. The reason for refusal was due to the proposed development being contrary to Policies CP13 of the Winchester District Local Plan Part 1 2013 and DM15, DM16 and DM22 of the Winchester District Local Plan Part 2 2017. The application was then allowed at appeal on the 17th October 2018. Ref: APP/L1765/W/18/3197522. The Inspector concluded within the appeal decision that ‘Whilst I acknowledge that there would be limited harm to character and appearance of the area from the siting of the pole, this would be outweighed by the public benefits arising from the proposal.’

Item No	Ref No	Address	Recommendation
8	19/01825/FUL	Unit 3, Easton Lane, Winchester, SO23 7RU	Permit

Officer Presenting: Cameron Taylor

Public Speaking

Objector: None

Parish Council representative: None

Ward Councillor: None

Supporter: Ranjeet Shahi – Agent, Fatmir Kotarja - Applicant

Update

Further considerations have been given to condition No.2 in regards to the operating hours for the site. With the proximity of the student accommodation,

nature of the surrounding area and the mitigation measures proposed there will be a low impact as a result of the site; however the public holidays relate to a handful of days per year with most of which fall outside of term time for students. Therefore the condition is to be altered to allow operating hours during public holiday as there is considered to be no significant adverse harm to the amenities of nearby occupiers.

Condition 2 should be amended as follows:-

The use hereby permitted shall only open to customers within the following times 0830 - 1830 Monday to Saturday and 0930 - 1630 on Sundays.

Reason: To protect the amenities of the occupiers of nearby properties.

Item No	Ref No	Address	Recommendation
9 & 10	19/01751/HOU and 19/01752/LIS	The Old Farmhouse, Cripstead Lane, Winchester SO23 9SE	Permit

Officer Presenting: Marge Ballinger

Public Speaking

Objector: Andrew Scott, Clive Urwin

Parish Council representative: None

Ward Councillor: Cllr Fiona Mather

Supporter: Jonathan Tuckey – Agent, Mr Jamie Brookes - Applicant

Update:

Householder report, Page 38: Garage/Ancillary structure represents an increase of 5m², not 3m², when measuring externally.

Additional conditions to add to the listed building application

Condition 7:

No works to erect the extension hereby approved shall proceed beyond ground works until full working details of the extension, at a scale of 1:20 overall with details of windows, doors, and details to show the interface and means of connection to the existing building at 1:5, have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced against the approved plans, and must show the relationship with the surrounding / original fabric. The works shall then progress in strict accordance with the approved details unless agreed otherwise in writing by the Local Planning Authority before varied on-site.

Reason: To preserve the special architectural and historic interest of the listed building in accordance with Policy DM29 of the Winchester District Local Plan Part 2 Adopted 2017, Policies CP19 & CP20 Winchester District Joint Core Strategy and NPPF Section 16.

Condition 8:

All works of repair to the surrounding fabric and surfaces affected by the works hereby approved shall employ materials, traditional workmanship, and detailing, to match the existing in all respects, unless otherwise agreed in writing by the Local Planning Authority before the commencement of works on-site. The works shall then proceed in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To preserve the special architectural / historic interest of the listed and/or the character and appearance of the conservation area in accordance with Policies DM27, DM28, DM29 of the Winchester District Local Plan Part 2; Policy CP20 Winchester District Joint Core Strategy; NPPF Section 16.

Item No	Ref No	Address	Recommendation
11	19/01598/HOU	8 Culver Road, Winchester, SO23 9JF	Permit
<p>Officer Presenting: Marge Ballinger Public Speaking Objector: Mary Dolman Parish Council representative: None Ward Councillor: None Supporter: None</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
12	19/01963/FUL	14 Quarry Road, Winchester, SO23 0JG	Permit
<p>Officer Presenting: Megan Osborn</p> <p>Public Speaking Objector: None Parish Council representative: None Ward Councillor: None Supporter: None</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
14	19/01914/FUL	24 The Dean, Alresford, SO24 9AZ	Permit
<p>Officer Presenting: Alexander Strandberg</p> <p>Public Speaking</p> <p>Objector: Wayne Barraball, WB Planning - On behalf of Mr and Mrs Valour</p> <p>Parish Council representative: None</p> <p>Ward Councillor: None</p> <p>Supporter: Ruth Harding – Agent, Mr Graham Deacon - Applicant</p> <p><u>Update</u> None</p>			

Item No	Ref No	Address	Recommendation
15	19/01687/FUL	The Well House, Bridge Lane, Shawford, SO21 2BL	Permit
<p>Officer Presenting: Catherine Watson</p> <p>Public Speaking</p> <p>Objector: None</p> <p>Parish Council representative: None</p> <p>Ward Councillor: None</p> <p>Supporter: Andy Ramus - Agent</p> <p><u>Update</u> General Comments section of the report should read “The application is referred to Committee due to the number of letters of objection received, contrary to the officer’s recommendation to approve.”</p> <p>The refused application (refused by Planning Committee on 18.07.2019) is currently at appeal. A decision for the appeal is not expected before the end of November, although the Inspectorate’s timescale can vary.</p>			

Item No	Ref No	Address	
16	19/02302/TPC	43 Stratton Lane, East Stratton, SO21 3DT	
<p>Officer Presenting: Lloyd Fursdon</p> <p>Public Speaking</p> <p>Objector: None</p> <p>Parish Council representative: None</p>			

Ward Councillor: None
Supporter: None

Update
 Correction to page 94 of the report which refers to the Councillors Ward as East Stratton – it should read St Michael Ward.

Item No	Ref	Address	
17	Confirmation of TPO 2261	Land at Field Penny, Ervills Road	

Officer Presenting: Ivan Gurdler

Public Speaking
Objector: None
Parish Council representative: None
Ward Councillor: None
Supporter: Carolyn Hargreaves – Worlds End Residents Association

Update
 None

Item No	Ref	Address	
18	Confirmation of TPO 2263	Land at 49 Stoney Lane, Winchester	

Officer Presenting: Lloyd Fursdon

Public Speaking
Objector: Wendy Croxford
Parish Council representative: None
Ward Councillor: None
Supporter: None

Update
 None

End of Updates