

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.

Item No	Ref No	Address	Recommendation
6	22/01725/FUL	Site 7, Land Off Dyson Drive, Winchester, Hampshire, SO23 7HN	Permit

Officer Presenting: Catherine Watson

Speaking

Objector: Jack Hardy, Emma Street (including presentation)

Parish Council representative: None

Ward Councillor: Cllr John Tippet-Cooper

Supporter: Deborah Sunley, Jeremy Tyrrell, Ian Tait, Mark Johnson

Update

The committee report on page 9 states that no pre-application was given but pre-application was previously issued in 2017.

There are typographical errors on pages 16 and 17 where the Dyson Drive consultation event is referred to as occurring in 2018 but this should be 2019 (paragraph 3 on page 16 and paragraph 6 on page 17).

The final paragraph on page 17 states that '*The council's proposed affordable housing scheme requires tenants to have a local link to Abbots Barton such as residing family or employment.*' In fact, if approved, the applicant has advised that these homes would be allocated consistent with the HCC Allocation Framework so will not require a connection to Abbots Barton but will require connection to the Winchester district.

Condition 13 on page 27 requires the proposed dwellings to achieve Passivhaus standard. This condition is amended to the standard condition applied to new dwellings in the district as follows:

Prior to the occupation of the dwelling hereby permitted detailed information demonstrating that the development will achieve a dwelling emission rate (DER) at least 19% lower than the 2013 Part L Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and no more than 105 Litres per person per day predicted internal water use (110 Litres per person per day total) (Equivalent of Code for Sustainable Homes Level 3 / 4) in the form of an 'as built' stage SAP calculation and a water efficiency calculator shall be submitted to the Local Planning Authority for its approval. The development shall be occupied in accordance with the approved details.

The following update is added to the Planning Balance and Conclusion of the report (new text in bold):

*While the development will result in the loss of an area of open space with no direct equivalent replacement available, there has been a package of mitigation schemes implemented in the area in response to the Abbots Barton Framework and local consultation. **In light of the measures implemented, the lack of***

additional mitigation measures available or deliverable, the context of the area and use of the open space, the merits of the scheme in this case and benefits of providing much needed affordable housing- the proposal is considered to be acceptable as the planning harm identified through the loss of the open space and the interests of policies CP7 of the LPP1, WIN10 and DM5 of the LPP2, WCC Open Space Assessment and paragraph 99 of the NPPF which have been applied, are considered to be outweighed by the public benefit of the provision of affordable housing . The scheme is considered to be well designed and will make a positive contribution to the local area and will not have any harmful impacts on residential amenity. Issues such as ecology, sustainability, parking and highway safety drainage and nitrates have been properly addressed by the application. The proposals are therefore considered to be acceptable and in accordance with local plan policies.

Item No	Ref No	Address	Recommendation
7	23/01500/HOU	3 Linden Close, Waltham Chase, Southampton, Hampshire SO32 2TZ	Permit

Officer Presenting: Marge Ballinger

Public Speaking

Objector: Andrew Burgess, Kevin Joyce (including presentation)

Parish Council representative: None

Ward Councillor: None

Supporter: None

Update

A follow up consultation response was received from WCC drainage engineer. The drainage engineer confirmed that he is satisfied with the outbuilding's use of the existing surface water drainage system. No significant issues were raised in this response, which would justify the application to be re-advertised.

Page 56, please note the proposal site is within a Close with a shared access with 3 additional dwellings, not 2 additional dwellings. (Shared drive provides access for 4 dwellings in total.)

Two additional comments in objection received 16.10.2023. No new material planning issues raised, but additional details and contentions made in respect of private management of and issues regarding drainage.

End of Updates