

# SDNPA Planning Committee – 9 November 2017

## Update Sheet



Agenda Item	Page No	Para	Update	Source/Reason
7	10	4.1	Further consultee comments from the Highways Authority have been received relating to both applications. These re-confirm the comments summarised in the report and conditions have now been recommended relating to the prevention of mud on the highway during construction; parking during construction and retention of the approved car parking once the developments have been completed. These aspects have already been covered either in the approved Construction Management Plan and conditions no.9 in the recommendations at paragraphs 10.1 and 10.2. Therefore, the recommendations are not proposed to include the suggested conditions.	Update
7	12	8.3	<b>The</b> Planning Committee refused application SDNP/15/01181/FUL at Houghtons Yard in May 2016 (a scheme for 10 dwellings with access via De Port heights). Subsequently, a planning appeal against the non-determination of another application SDNP/15/01181/FUL (a scheme for 8 dwellings with access for 6 of them being from De Port Heights) was allowed on the site. <del>And</del> This scheme is currently under construction.	Correction
7	14	8.12	Amendment: The Developer has outlined that purchasing the ransom strip, the potential loss of Vernon House and costs of constructing <del>the access</del> a larger access cumulatively impact upon the development's viability, as these costs were not included in the feasibility study for the development.	Correction
7	14	8.14	Amendment: However, the proposals would create a further increase in vehicle movements from another 10 dwellings.	Correction

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7	15	10.1	<p>Delete:  <del>10.1 The application SDNP/17/03850/CND is recommended for approval subject to the following conditions:</del>            Replace with:            10.1 The application SDNP/17/03850/CND is recommended for approval subject to the completion of a Deed of Variation relating to the S106 Agreement associated with planning permission SDNP/16/02767/CND to secure the requirements of the S106 to the proposed development, the final form of which to be delegated to the Director of Planning. That authority also be delegated to the Director of Planning to refuse the application with appropriate reasons if the Deed of Variation is not completed within 3 months of the 9<sup>th</sup> November Committee meeting. The development is subject to the following conditions:</p>	Update
7	17	10.1	Delete condition no.11 due to duplication with condition no.9.	Correction
7	18	10.1	<p>Insert additional condition:            16. Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.            Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants, in accordance with policy DP.13 of the Winchester District Local Plan 2006 and the NPPF.</p>	Update
7	18	10.2	<p>Delete:  <del>10.2 The application SDNP/17/03856/CND is recommended for approval subject to the following conditions:</del>            Replace with:            10.2 The application SDNP/17/03856/CND is recommended for approval subject to the completion of a Deed of Variation relating to the S106 Agreement associated with planning permission SDNP/16/02757/CND to secure the requirements of the S106 to the proposed development, the final form of which to be delegated to the Director of Planning. That authority also be delegated to the Director of Planning to refuse the application with appropriate reasons if the Deed of Variation is not completed within 3 months of the 9<sup>th</sup> November Committee meeting. The development is subject to the following conditions:</p>	Update

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7	20	10.2	Remove condition no.11. Duplicate of condition no.9.	Correction
7	20	10.2	Remove condition 13. Duplicate of condition no.12.	Correction
7	21	10.2	Remove condition no.15. This condition was not included in original planning permission SDNP/15/02757/FUL because it was not required. Therefore, it is not proposed to be included in the recommendation.	Correction
8	28	4.2	Further consultee comments from the Highways Authority have been received. These re-confirm the comments summarised in the report and conditions have now been recommended relating to the prevention of mud on the highway during construction; parking during construction and retention of the approved car parking once the developments have been completed. This application relates to the physical connection of the development sites across the former ransom strip and these aspects have already been covered either in the approved Construction Management Plan, which was the subject of a discharge of condition application, and conditions no.9 in the recommendations at paragraphs 10.1 and 10.2 of agenda item 7.	Update
8	31	8.3	<b>The</b> Planning Committee refused application SDNP/4715/05227/FUL at Houghtons Yard in May 2016 (a scheme for 10 dwellings with access via De Port heights).	Correction
8	32	8.6	The shared driveway in the development is a straight road leading from De Port Heights to the southern site boundary (see appendix 32).	Correction
8	34	10.1	Amendment to condition 3: The surfacing materials shall be consistent with those approved for the adjoining developments granted under planning permissions SDNP/176/02757/FUL <b>and</b> SDNP/176/02767/FUL unless otherwise agreed in writing.	Correction
9	55	10.1	Amendment to condition no.9: No <del>external</del> loudspeakers, public address/tannoy systems shall be used on the site at any time unless otherwise agreed in writing with the appointed Local Planning Authority.	Update
9	56	16	Amendment to condition 16: Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority, <del>notably a foul system and details to HCC for the surface water strategy,</del> before the commencement of the development hereby permitted. These details shall include a Drainage Plan and demonstrate that the means of disposing surface and foul water does not result in a harmful impact <b>upon groundwater</b> in relation to nitrates and phosphate entering the River Itchen either directly or indirectly. The approved details shall be fully implemented before use of the development can begin.	Update

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10	64	7.15	Members are reminded that the Landscape and Ecological Management Plan (LEMP) is recommended to cover the extent of the application site, rather than the wider field system as referred to in Appendix 4 (para 8.63). This was the basis on which Members determined the application at the August Planning Committee meeting.	Clarification
10	65	7.17	Members are advised that the August committee conditions numbered, no longer correspond with the conditions numbering at Para 9 of the report. This is because conditions have been updated to include additional conditions requested by Member's during the August Committee, including the insertion of removal of Permitted Development rights as Condition 4.	Clarification
10	66	9.1	Application SDNP/17/01224/FUL is recommended for approval subject to <del>the completion of a Section 106 agreement and</del> the following conditions:	Correction
10	67	Condition 5	The condition restricts the opening hours for the café and shop, and has been amended to distinguish different operating hours between the general public, and campers and occupiers of lodges. The applicant intends to offer breakfast to campers from 7am, and the building is intended to be used by campers for social events or a shelter until 10pm, particularly for campers in bad weather. The use by members of the public is still to be restricted between the opening hours of 8am and 7pm on any day.	Clarification
10	67	Condition 7	The condition refers to local produce permitted to be sold from the shop, and has been amended to refer to a small provision of essential campsite items also to be stocked. The condition requires that these items first be agreed in writing by the Local Planning Authority.	Clarification
10	70	Condition 19	Amend the pre-commencement clause of the LEMP Condition 19 as follows: <del>Prior to commencement of the development,</del> [No development shall take place until] a Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by the Local Planning Authority...	Amendment

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10	72	Condition 28	<p>For the sake of clarity, condition 28 (concerning access gates across the site) is recommended to be amended by splitting into two separate clauses with amended reason, as follows:</p> <ul style="list-style-type: none"> <li>• The gate shown in Appendix C of the approved Traffic management Plan across the internal access road to the immediate north of the Farmhouse shall be kept permanently closed [except for egg collections/farm vehicle access] to prevent a vehicular route through the site to Dumbrells Court from the campsite/café/farm shop.</li> <li>• Any gate/s to be provided at the access onto Common Lane [B2116] shall be positioned at least 11m back from the edge of the public highway in order that a vehicle may wait clear of the highway whilst the gate/door is being operated.</li> </ul> <p>Reason: To ensure a safe access to and from the site by farm vehicles and visitors and to prevent obstruction by waiting vehicles.</p>	Amendment
10	73	Informatives (bullet point 1)	<p>Informative note included in error. Delete information note bullet point 1:  <del>This permission is subject to an agreement under Section 106 of the Town and Country Planning Act 1990 to be completed within a period of three months of the date of the August Committee meeting. Planning permission is to be refused if the agreement has not been completed or substantial progress made towards agreeing its completion within this period.</del></p>	Correction