



## Briefing Comments on Planning Applications

Prepared for Oliver's Battery Parish Council Meeting 6 February 2024

### **New Applications notified since the January 2024 PC Meeting**

#### **93 Old Kennels Lane Olivers Battery**

Ref: 24/00193/TPO - Carry out routine maintenance (primarily crown reduction by 2-3m from the top of the trees) of the two yew trees subject of the provisional TPO 2345 of 2023: 2345G1 to ensure the safety of people and vehicles and to prevent ongoing light blockage to the property. (see original application)

Case Officer: John Bartlett; Applicant: Mr Peter Quigley; Expiry Date: 22 February 2024.

There is a white notice along the lane but it isn't obvious. There have been no public comments to date. However there was concern about habitat for bats when the original application was made. Details of the original TPO etc were not available on the website.

The applicant has added the following: Such work was done regularly by the previous occupant of the house but as the property was vacant for ~ 5 years (2017-22) this routine work has not been done so the growth now extensively shadows the house, blocks light to a PV solar arrays and overhangs the bridal way.

Removal of approx 2-3m (crown reduction) from the top of the trees and reduce any branches overhanging the bridal way that impede large delivery vehicles. Work to be done by a competent contractor, following the principles of BS 3998:2010

### **Update on applications previously reviewed by the Parish Council**

#### **16 Sunnydown Road – Decided and Approved**

Ref: 23/02853/TPO: T1 lime - crown lift over highway and garden to achieve clearance above ground level of 4m and remove ivy from main stem. Removal of some limbs required which sit very close to telegraph wires. Reduction in height of 5m.

T2 - Swedish whitebeam (sorbus) 9m in height. Removal of ivy from main stem, crown lift over pavement to give clearance of 3m from ground level. Reduction in height of 2m.

Case Officer: John Bartlett; Applicant Mr Peter Simpson; Expiry Date: The Case Officer was content to amend this from 9 to 11 January to enable the PC to comment should it wish to do so.

An orange notice was displayed. There was one public comment in support, considering this to be good tree management. There did not seem to be a reason for the PC to comment.

#### **2 Beech Close, Oliver's Battery – Decided and Approved**

Ref: 23/02368/HOU: Expansion of the front of the property to create improved better circulation, and upgraded washroom facilities. In addition to the conversion of the existing garage into habitable space.

Case Officer: Sean Quigley; Applicant: Mr & Mrs Arnold; Expiry date: 21 December 2023.

This application is mainly to extend part of the front of the dwelling such that the entire front of the property is the same depth. This did not appear to adversely affect neighbours and there were no public comments at the

time the January Report was issued. There was one objection subsequently by a neighbour regarding perceived affect on light into their property which was included in an addendum to the January Planning Report.

There didn't appear to be any reason for the PC to comment.

### **28 Parliament Place Oliver's Battery 23/O2517/HOU | Proposed 2 storey side extensions ( lower ground floor + ground floor and First floor ) – Decided and Approved**

**Approval was given on basis of amended plans** which removed a single story side extension to avoid impact of overbearing on the next door property and the roof line was amended to preserve current shape of the roofline.

Case Officer: Sean Quigley; Applicant: Mr Bhupendra Kachhawa. Expiry date: 25 December 2023.

The PC did not wish to comment when this was reported in December.

However, since then there were 2 objections which the amended plans appear to have addressed. These were on basis of overbearing and on retaining 'architectural line' of the development.

### **116 Olivers Battery Road South Olivers Battery; Ref. No: 23/O1841/DIC: Case Officer; Catherine Watson: Applicant: J Nyssen. Expiry Date; 27 August 2023. Ongoing**

Discharge of condition 2 (details of cladding and render), 4 (foul and surface water drainage) and 7 (hard and soft boundary treatment) of planning consent 23/00288/FUL – ongoing see note.

Note: Engineer's Report attached stating that, before he can recommend that the drainage condition is released without more information on the points he has raised.

A subsequent drawing from the applicant seeking to address this issue was attached to the November Planning Report. There have been no further comments.

### **11 Mount View Road, Oliver's Battery - ONGOING see below.**

**22/00621/FUL The erection of a pair of semidetached houses (1 x two bedrooms and 1 x three bedrooms), one 4 bedroom house and one 5 bedroom house, together with access, parking and landscaping.**

Case Officer: Catherine Watson; Applicant Mr R Yeo; Closing date: *amended to 17 August 2022*

Proposed external material

Walls: *Brick facing to ground floor; darker stained timber effect cladding.*

Roof: Faux zinc roof

Windows: Dark grey polyester powder coated aluminium

The amendments are as follows:

- Lowered eaves height and the introduction of dormer windows
- Facing changed from light facing to ground floor and light stained timber effect to first floor.
- BUT roof to remain faux zinc.

Orange sign displayed originally and there were 10 public comments plus PC's comments before closing date was amended.

Following the amendment of the expiry date no further notice was displayed but the case officer confirmed that all those who had objected previously had been notified of that change.

There have been 3 further public comments as well as the PC's additional comment regarding the need to remove the temporary spoil heap.

**REF SPOIL HEAP: (More detailed information was attached to the November Planning Report)**

The PC contacted WCC planning as decided at the November meeting, believing it is potentially an enforcement issue and stressing the need for removal of the spoil heap as soon as is possible.

A copy of that document was attached to the December Planning Report for information. There has been no response to date.

**Bushfield Camp – Outline Planning Application. Ref 23/02507/OUT**

A separate document regarding the Outline planning application for Bushfield Camp was sent to councillors after the December meeting and the PC's comments were sent to WCC planning.

This application is ongoing but it appears that some adjustment to the application will be necessary with further consultation to take place later in 2024.

**Dentist's Surgery**

**The Case Officer continues to follow up** the landscaping included in the recent planning application at the **Dentist's surgery, 94 Oliver's Battery Road South**. There has been no further correspondence. The Chair asked the City Councillors present if they would follow this up.

**Appeal**

**22/00537/LDP South View Park Homes, Oliver's Battery Gardens**

**The planning application was for a Certificate of Lawfulness of Proposed Use of Development for the Use of Land for the Siting of up to 8 Caravans for permanent human habitation. Applicant: Mr Walter Russell: Expiry date: 18 May 2023.**

An appeal has been made to the Secretary of State against the decision of Winchester City Council to refuse/refused in part to grant a Certificate of Lawful Use or development.

The PC agreed to support WCC's refusal and a comment was submitted to the Planning Inspectorate in May 2023. There has been no further information on the WCC website and the Chair asked the City Councillors present to follow this up/ the procedure for the PC to be informed of any outcome.

**Enforcement**

Ref: 22/220086/BCOND – date received 12/09/22, **85 Old Kennel's Lane** contact : Enforcement Team Alleged breach of condition 1 of planning permission ref21/02257/FUL by failure to implement works by date. No further information. Again it would be good to have up to date information on enforcements. **No longer listed as current - Closed**

