



Briefing Comments on Planning Applications

Prepared for Oliver's Battery Parish Council Meeting 5 November 2024

New Applications notified since the October 2024 PC Meeting

None at the time of issuing this Report

Update on applications previously reviewed by the Parish Council

6 Pine Close, Oliver's Battery – Current; Amended 9 October.

24/01806/HOU – First floor side and rear extension, porch canopy and elevational alterations.

Case Officer: Matthew Routledge; Applicants: Mr & Mrs Marquis; **Amended Expiry Date: 6 November 2024** .

Materials:

Walls: to match existing render and grey cladding.

Roof : Pitched roof – tile to match existing:

Flat roof: Existing – bitumen felt: Proposed: single ply membrane dark grey.

Windows: Existing – UPVC; Proposed : UPVC/Aluminium mid grey.

Doors: Existing – UPVC; Proposed: UPVC/ Aluminium.

There had been 18 public comments plus comments from the PC at the time of the October Report.

The Case Officer has confirmed that those who objected previously have been reconsulted regarding the amendment.

There have been no further comments from the public at the time of completing this Report.

NOTE: Amended plans – see attached.

113 Oliver's Battery Road South – Application Permitted

24/01524/HOU – Front and rear extension, partial garage conversion, extend tarmac driveway;

Case Officer: Melita Antunovic Jeffries; Applicants: Mr & Mrs McPhee; Expiry date: 10 September 2024.

Materials: Roof: tiles to match existing; Walls: brickwork to match existing.

There were no comments from members of the public.

The Orange Notice was not displayed at the time the October Report was produced but was later displayed but next to 109 Oliver's Battery Road South rather than from the lamppost adjacent to 113.

7 Compton Way, Oliver's Battery – Application Permitted

24/01640/HOU – Single storey extension and refurbishment to chalet bungalow, with new dormers, roof lights, new roofing, painted brickwork and upgraded windows and associated landscaping. Cladding and new glazing to rear garage and workshop.

Case Officer: Charlotte Smith; Applicant: Mr Chris Jones; Expiry date: 23 August 2024. (The Clerk asked for an extension to allow the PC to consider this application at its September meeting. WCC's internal target date was 25 September so this was considered and the PC did not wish to comment .)

Materials:

Walls: Existing materials and finishes: Red brick; Proposed materials and finishes: White painted red brick

Roof: Existing materials and finishes: Clay tiles, flat roof ; Proposed materials and finishes: Red clay tiles, new flat roof.

Orange Notice: displayed prominently.

There were no comments from members of the public.

68 Old Kennels Lane, Oliver's Battery – Application Permitted following Planning Committee Meeting on 16 October.

24/0001060/HOU – Ground floor rear, side and front extensions. Roof alterations to provide first floor accommodation. Associated changes to exterior materials.

Case Officer: Matthew Routledge; Applicant: Crown Winchester (Agent: Jeffery Tyrrell, TR Architects)

Expiry Date: 8 July 2024, extended from 2 July, then to 19 August 2024.

NOTE: Since the PC agreed to (and did) submit comments, the unsatisfactory white application notice has been replaced by the customary orange notice which is clearly displayed. The expiry date was then further extended to 19 August and were 6 objections from residents/neighbours in addition to the PC's comments.

Materials:

Walls: Existing – red facing brick: proposed -white render;

Pitched Roof: Existing – clay roof tiles; proposed -grey slate tiles.

Flat roof – new – single ply membrane.

Windows: Existing – white window frames: proposed – grey window frames.

Rainwater goods: Existing – black =; proposed – grey.

Fascias, Soffits and verges: Existing – no description given: proposed -Grey fascias, soffits and verges.

Trees or hedges: 5 existing trees are to be pruned or removed as being within falling distance of the property described in this application.

Note: Work started on 21 October 2024.

11 Mount View Road, Oliver's Battery - ONGOING – shown as 'Awaiting Decision' during the last month but now reverted to 'Current'.

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.

NOTE: Winchester City Council has adopted a Grampian condition for nitrates which requires a mitigation package addressing the additional input to be submitted to and approved in writing by the LPA'.

November Update: The Case Officer has confirmed that the nitrate/phosphate issues have held up this and other applications.

This application will be considered at a future Planning Committee and, once the date has been confirmed, the PC can write to that Committee if they wish to request that a site visit be arranged,

A site visit seems to be appropriate, given neighbours' ongoing concerns about soil levels and potential overlooking issues.

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 2023 meeting and the PC's comments were sent to WCC planning.

Further information to be provided by the applicant and to provide the Local Planning Authority with fully informed advice. This does not prevent the authority, if they so wish, to either refuse the application or agree an extension of time beyond 28 August 2024.

Please see the updated information on the PC's website.

Enforcement - see attached for current items

In addition

5 Downlands Road, Oliver's Battery – Alleged unauthorised fence over 2 metres in height. This does not appear to be current but no information on WCC website ref 23/00402/WKS.

24/00109/BCOND – 3 Downlands Road – Alleged unauthorised breach of conditions 2 and 3 from Planning Permission ref23/00248/HOU. This is shown as closed as 'not expedient to pursue'. The Chair has asked Brian Laming for clarification of the reason given for closure.