



Briefing Comments on Planning Applications

Prepared for Oliver's Battery Parish Council Meeting 4 March 2025

New Applications notified since the February 2025 PC Meeting

39 Old Kennels Lane, Oliver's Battery

25/00226/HOU – Proposed front, side and rear extension. Hips to gable and alterations to main roof.

New detached annex off existing garage footprint.

Case Officer: Matthew Routledge; Applicant: Mr Martin Healey; Expiry date: 4 March 2025 (extension Requested 24.2.25)

Materials:

Windows: white pvc to become grey aluminium.

Walls: brickwork to become Cedar cladding and white render.

Roof: Concrete tiles to become Marley modern grey tiles and zinc.

Orange notice is displayed.

There has been one detailed objection from an immediate neighbour. The main concern is the scale of the proposal, covering loss of light/overshadowing amenity; overlooking; scale, mass and design with a large increase of size; domination of street scene. They also mention that there is no apparent indication of use of the 2 storey annex.

Further information is attached.

It may be that the PC would wish to comment.

Update on applications previously reviewed by the Parish Council

68 Old Kennels Lane, Oliver's Battery – Decided and Approved

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) : NOW 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NOTE: Since the PC agreed to (and did) submit comments, the unsatisfactory white application notice has been replaced by the customary orange notice which is clearly displayed.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 there have been 6 objections from residents/neighbours in addition to the PC's comments.

Some objections have been ref removing screening trees affecting privacy of the gardens of those with young families. Others have been based also on what is a proposed 5 bedroom house in effect meaning lack of adequate off road parking.

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*

Current position: The case officer will inform the PC of the date when to Planning Committee will consider this application as the PC has stated they wish to request a site visit before that meeting takes place.

In February 2025, WCC Ecology has contacted the case officer and stated that there is still some further information they consider necessary including agreement from 9 Mount View and an update of the proposed plan regarding the western boundary.

They advise that 'no site work should commence until the reptile and dormouse mitigation has been undertaken' and the proposed site plan must be updated with respect to the need for this mitigation. (Copy attached gives more detail)

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: There is an addition of 'Habitat Regulation Assessment' which notes requirements on soil nutrients and impact on water quality. 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'.

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.

This application is ongoing but it appears that some adjustment to the application is likely to be necessary, with further comments from National Highways due by 28 August. There are no further comments on the WCC website as yet.

Recommendations to date: National Highways recommends that the Local Planning Authority does not grant planning permission for the application (Ref: 23/02507/OUT) until 28 August 2024 to enable further information to be provided by the applicant and to allow us 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.

Update I am told that the Inspector has issued the Matters, Issues and Questions for the Winchester Local Plan and that hearing sessions will start on Tuesday 22 April.

Enforcement - no further updates received to date

24/00196/WKS – 11 Mount View Road – 4/7/24 – Alleged unauthorised outbuilding. 23/00402/WKS
– 5 Downlands Road, Oliver’s Battery – Alleged unauthorised fence over 2 metres in height

Enforcement Team

24/00109/BCOND – 3 Downlands Road – Alleged unauthorised breach of conditions 2 and 3 from Planning Permission REF 21/00248/HOU – closed ‘not expedient to pursue’. The Chair has asked Brian Laming for clarification of the reason given for closure.