



Briefing Comments on Planning Applications
Prepared for Oliver's Battery Parish Council Meeting 6 May 2025

New Applications notified since the April 2025 PC Meeting

There have been no new applications since the April meeting

Update of applications previously reviewed by the Parish Council

3 Austen Avenue, Oliver's Battery

25/00462/HOU -the proposed works will see the construction of a new two storey side extension, single storey porch extension, internal alterations and associated works.

Case Officer: Matthew Rutledge; Applicants: Adam and Molly Butler; Expiry date: 31 March but case officer has indicated that any comment from the PC received before the target date would be accepted.

Materials: Walls and Windows as existing;

Roof – brown concrete tiles as existing but asphalt flat roof replaced by fibreglass flat roof.

Orange Notice -displayed. See attached for further information.

There have been no comments from members of the public.

111 Oliver's Battery Road South, Oliver's Battery –Decided and Permitted .

25/00466/HOU – Retrospective application for a single storey side extension

Case Officer: Melita Jeffries: Applicant: Mr PJ Kenny: Expiry Date: 2 April 2025'

The work was started 13/5/2020 and completed on 10/4/2020.

Material: Walls: Existing – brickwork : New: grey composite cladding:

Roof – Existing – concrete tiles: New – EPDM flat roof.

Doors: White PVC to match existing.

Orange notice displayed. See attached for further information.

There has been one public comment in support of this – stating it is modest and hidden from public view.

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 Rutledge; Applicant: Mr Martin Healey; Expiry date: 4 March 2025 (extension Requested and given to 11 March 2025) Internal target date of 1 May

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 was displayed.

There have been two detailed objections from immediate neighbours. 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.

One neighbour's objection includes advice they received from John Payne, C.Eng, MICE.

The WCC Urban Design Officer has commented too, including a view that this presents a non-contextual design...deemed inappropriate in terms of bulk, scale and impact on the streetscape. They add that the impact of the annex is of concern.

The Parish Council has objected as discussed at the March meeting.

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: Amended plans were submitted after the March PC meeting, however this does not seem to address the majority of concerns already expressed.

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 several revisions of the site plan with repeated objections from neighbours and the PC 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'.

LOCAL PLAN

We understand that the Planning Inspector has issued the Matters, Issues and Questions for the Winchester Local Plan and that hearing sessions will start on Tuesday 22 April. Further information is awaited

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 were due by 28 August.

Recommendations to date: National Highways recommends that the Local Planning Authority does not grant planning permission for the application (Ref: 23/02507/OUT) until **14 May 2025** to enable further information to be provided by the applicant and to allow them to provide the Local Planning Authority with fully informed advice

South Winchester Golf Club

City councillor, Brian Laming, has been asked by the Chair to speak/object on behalf of the Parish Council on the subject of the South Winchester Golf Course at current meetings regarding the Local Plan. He is also representing Hursley and Otterbourne Parish Councils.

Enforcements

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.

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.

25/00038/BCOND – 68 Old Kennels Lane; Alleged unauthorised breach of Planning Permission REF:24/01060/HOU regarding additional windows