

PLANNING DEVELOPMENT CONTROL COMMITTEE

19 April 2007

Attendance:

Councillors:

Jeffs (Chairman) (P)

Baxter (P)

Bennetts

Beveridge (P)

Busher (P)

de Peyer (P)

Evans (P)

Huxstep (P)

Lipscomb (P)

Johnston (P)

Read (P)

Ruffell (P)

Saunders (P)

Sutton (P)

Deputy Members

Councillor Pearce (Standing Deputy for Councillor Bennetts)

Others in attendance who addressed the meeting:

Councillor Wagner

Others in attendance who did not address the meeting:

Councillor Wood (Portfolio Holder for Planning and Transport)

1. **APOLOGIES**

Apologies were received from Councillor Bennetts.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee held on 21 February 2007 and 8 March 2007 (less Exempt Item) be approved and adopted.

3. **DEVELOPMENT CONTROL APPLICATIONS**

(Report PDC678 refers)

The Schedule of Development Control Decisions arising from the consideration of the above Report is circulated separately and forms an appendix to the minutes.

Councillor Beveridge declared a personal (but not prejudicial) interest in respect of Items 2, 3 and 6, as he was a member of the City of Winchester Trust which had commented on the applications. He therefore spoke and voted thereon.

Councillor Evans declared a personal (but not prejudicial) interest in respect of Item 5, as she was a member of Wickham Parish Council, which had objected to the application, although she had taken no part in that process. She therefore spoke and voted thereon.

Councillor Johnston declared a personal (but not prejudicial) interest in respect of Item 6, as he was involved with the forthcoming Winchester/Giessen/Laon Football Tournament in which both Winchester Football Club and Denplan were taking part. He had not discussed or made any observations regarding the application and he therefore spoke and voted thereon.

In the public participation part of the meeting, the following items were discussed:

Item 1: Vernham Dene, 70 Main Road, Colden Common, Winchester - Case Number: 07/00197/FUL

Mr Blackstaff and Ms Bligden (Colden Common Parish Council) spoke in opposition to the application. Councillor Wagner (a Ward Member) also spoke against the proposal.

In summary, Councillor Wagner stated that following other similar redevelopments in Colden Common, the overall housing density in this area had increased to the detriment of the character of the village. He therefore suggested that there should be special regard to Policy PPS3 with regard to this application. Councillor Wagner also reported on increased pressure on the existing local infrastructure, including the primary school, drainage systems and health providers. Smaller dwellings were attracting younger families to the area and as a consequence, the local school had become over subscribed. He therefore requested that, should the application be approved, the Council make representation to Hampshire County Council and other appropriate agencies for necessary improvements.

During discussion, it was agreed that parking provision and its location on site was acceptable. However, the parking allocations to each dwelling (specifically with regard to the terrace to the front of the site) should be specified by way of an additional condition.

Members regretted the loss of the existing Edwardian villa and, although the quality of the design of the proposals appeared acceptable in the context of the surrounding area, it was agreed that an additional condition was required to stipulate the use of traditional and appropriate materials. The Committee also requested that the concerns of pressures on local infrastructure, in particular on the primary school, be noted by the Portfolio Holder for Planning and Transport.

The Committee agreed that condition 15 be amended as it contained repetitive information. It also agreed that condition 3 should have additional words added with regard to the use of traditional and appropriate materials, the further submission of large scale drawings of certain elements of the scheme, the maintenance of landscaped areas and details of the parking allocation (with detailed wording to be agreed by the Director of Development, in consultation with the Chairman).

Following further debate, the Committee agreed to grant planning permission subject to the conditions set out in the Report, and as detailed above.

Item 2: Parkersell Lighting & Electrical Limited, Parkersell House, Cranworth Road, Winchester – Case Number: 06/02961/FUL

Mr Allen (a resident of Cranworth Road) spoke against the application. Mr Buchanan (agent) spoke in support.

The Director of Development advised that, since publication of the Report, Condition 4 should be corrected by deleting of the second line, to now read:

‘The two bedroom units hereby approved shall be permanently retained as two bedroom units.’

During discussion, the Director of Development clarified that the Planning Inspector’s dismissal of the previous appeal against refusal of planning permission, was based on the adverse impact on the adjacent property, 1 Cranworth Road, and the lack of amenity space for the new dwellings. This application had sought to address both issues by way of the amended design and footprint.

Following debate, the Committee agreed to grant planning permission subject to the conditions set out in the Report, as amended above, and with the inclusion of additional conditions to include low level boundary treatment to protect the adjacent property (1 Cranworth Road) from glare of headlights from cars entering the site, and management and maintenance of communal amenity space (with detailed wording to be agreed by the Director of Development, in consultation with the Chairman).

Item 3: Winton House, Winton Close, Winchester – Case Number: 06/03312/FUL

Mr Beck (on behalf of the applicant) and Mr Parker (representing Hampshire County Council Estates) spoke in support of the application.

The Director of Development advised that, since publication of the Report, it was requested that number 1 Head of Agreement be deleted from the proposed Section 106 with Hampshire County Council. It was explained that the works could not be secured under a Section 106 agreement and that Hampshire County Council had indicated that a Section 278 could not be achieved in this instance, as the County Council were the landowner. Therefore, the requirements should be inserted as a Grampian condition as follows:

‘Development shall not commence until the highways works as shown indicatively on drawing C34591 – 00 – D – 001 Version 2 have been constructed to the satisfaction of the local highway authority’.

The Director also advised that an additional condition should be added to any subsequent approval with regard to noise mitigation for dwellings from the railway line.

At the conclusion of debate, the Committee agreed to grant planning permission, subject to the conditions set out in the Report. Members also agreed additional conditions to request the applicant submit a sustainability statement (following Members’ discussion about the energy efficiency of the proposals) and noise mitigation for dwellings from the railway line (with detailed wording to be agreed by the Director of Development, in consultation with the Chairman).

Item 4: 3 Poplar Cottages, Winchester Road, Waltham Chase – Case Number: 07/00313/FUL

Mr Walker spoke against the application and Mr Goodwill spoke in support.

The Director reported that, since publication of the report, an additional 12 letters of representation had been received and the reasons for the objection were detailed to the Committee. Copies of the letters of objection were contained within the case file.

The Director also advised that amended plans had been received, subsequent to the publication of the report, which indicated the existing trees to be retained and protected during construction. The plans also showed the proposed garage to Plot 2 to be replaced with an open sided carport.

The Director also reported that as four parking spaces were to be provided to the front of numbers 1, 2 and 3 Poplar Cottages, and that cars using these spaces were able to make use of the new turning area in front of the new dwellings, conditions 6 and 7 should be amended accordingly.

During discussion, the Director demonstrated the proposed arrangements for parking and the use of the courtyard area fronting the development site as a communal turning space. It was envisaged that this would improve the existing access and egress arrangements for residents. The Director clarified that it was for the applicant to address any issues that may arise in implementing such arrangements on condition of granting the planning permission. The Committee agreed that conditions 6 and 7 be further amended to specify that the arrangements described above should be in place before occupation, or if not achievable, an alternative satisfactory proposal be submitted for consideration.

Following further debate, the Committee agreed to grant planning permission subject to the conditions set out in the Report and with conditions 6 and 7 replaced to read as follows:

06. Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site and parking in the spaces in front of numbers 1, 2 and 3 Poplar Cottages, to enter and leave in a forward gear. The turning space shall be retained and kept available for the occupants of the new dwellings and 1, 2, and 3 Poplar Cottages for such purposes at all times.

07. Before the development hereby approved is first brought into use, a minimum of 2 car parking spaces for plot 1 and a minimum of 2 parking spaces for plot 2 shall be provided within the curtilages of plot 1 and plot 2 and a minimum of four car parking spaces shall be provided in front of 1, 2 and 3 Poplar Cottages, in accordance with the submitted plans, unless any variation is agreed in writing by the Local Planning Authority, and thereafter maintained and kept available.

Item 6: Winchester City Football Club, Hillier Way, Winchester – Case Number: 07/00093/FUL

Mr Packer and Councillor Hiscock (a Ward Member) spoke in support of the application.

In summary, Councillor Hiscock stated that, on balance, the application should be supported. He suggested that this application by Denplan (as a large employer in Winchester) was a practical solution to apparent parking problems for staff, and would also be financially beneficial to the football club. Should the application be approved, Councillor Hiscock requested that the proposed access to the site be investigated with regard to it breaching the 'St Swithun's Way' and also the dangerous sight lines of the access.

The Director reported that since publication of the Report, a further letter of objection had been received and the reasons for the objection were detailed to the Committee. A copy of the letter of objection was contained within the case file.

The Director also reported on an error in the Report as the Recommendation referred to 'conditions' rather than 'reasons for refusal'. Therefore, this should be amended to read as follows, and the subsequent Conditions be amended as 'Reasons':

'Application Refused for the following Reasons:'

The Director also reported that, due to an error, Reason for Refusal 2 should be amended to read as follows (change shown in bold):

'The proposal is contrary to Policies UB3, C1, C2 of the Hampshire County Structure Plan and Policies DP3, CE5, CE28 and RT19 of the Winchester District Local Plan, in that it is considered to be inappropriate additional development to the detriment of the countryside **and** that it is not directly essential to the operation of the recreational facility'.

During debate, the Director clarified that formalised parking arrangements at the site for an unassociated use constituted a material change of use. The proposal was also contrary to countryside and recreational policies and advice given in PPG13 and local transport policies with regard to alternative transport methods. Furthermore, as the application was effectively for a private car park and not in a suitable location, it could not operate as a park and ride arrangement and be acceptable in these terms. The Director reported on similar applications refused by the Council and suggested that to grant planning permission contrary to policy could set an undesirable precedent.

Following further debate, the Committee agreed to support the officer's recommendation to refuse planning permission for the reasons set out in the Report, and amended above.

During consideration of items that were not subject to public participation, the following items were discussed:

Item 5: Glenwood, Titchfield Lane, Wickham – Case Number: 07/00147/FUL

Following debate, the Committee approved the application, subject to conditions, as set out in the Report.

Item 7: Foulis Court Lodge, 188 Main Road, Fishers Pond, Eastleigh – Case Number: 07/00373/FUL

The Director advised that due to an error on Page 61 of the Report (Representations), Hambledon Parish Council should be amended to read Colden Common Parish Council.

Following discussion, the Committee approved the application, subject to conditions, as set out in the Report.

RESOLVED:

1. That the decisions taken on the Development Control Applications, as set out in the schedule which forms an appendix to the minutes, be agreed.

2. That in respect of Item 1, planning permission be granted subject to conditions as set out in the schedule which forms an appendix to the minutes and that authority be delegated to the Director of Development, in consultation with the Chairman, to agree additional conditions with regard to use of traditional and appropriate materials and details, allocation of car parking spaces and for the maintenance of landscape areas.

3. That in respect of Item 2, planning permission be granted subject to conditions as set out in the schedule which forms an appendix to the minutes and that authority be delegated to the Director of Development, in consultation with the Chairman, to agree an additional condition with regard low level boundary treatment and management and maintenance of communal amenity space.

4. That in respect of Item 3, planning permission be granted subject to conditions as set out in the schedule which forms an appendix to the minutes and that authority be delegated to the Director of Development, in consultation with the Chairman, to agree an additional condition with regard to submission of a sustainability statement and noise mitigation for dwellings from the railway line.

5. **LAWSONIA, BULL LANE, WALTHAM CHASE, SOUTHAMPTON**
(Report PDC680 refers)

RESOLVED:

That the following additional Reasons for Refusal be accepted for inclusion in the decision notice:

02 The proposal is contrary to policy R2 of the Hampshire County Structure Plan Review and policy RT4 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would undermine this Plan's Policies for recreational open space provision within the District.

03 The proposal is contrary to policies T1, T4, T5 of the Hampshire County Structure Plan Review and policy T5 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision towards sustainable transport improvements contained in the Central Hampshire Rural Transport Strategy and would therefore be detrimental to the amenities of the area and the travel needs generated by the development.

04 The proposal is contrary to policy H8 of the Hampshire County Structure Plan Review and policy H5 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision for affordable housing and would

therefore be detrimental to the needs of local people identified in the Housing Monitoring Report and Housing Needs Survey.

6. **MINUTES OF THE PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE HELD ON 16 APRIL 2007**

(Reports PDC682, 683, 684 and 685 refer)

The above items had not been notified for inclusion on the agenda within the statutory deadline. The Chairman agreed to accept the items onto the agenda, as matters requiring urgent consideration, so that the Committee were aware of the information without delay.

The Committee considered the minutes of the Planning Development Control (Viewing) Sub-Committee held on 16 April 2007 (attached as Appendix A to the minutes) which related to the erection of three dwellings comprising 1 no three bedroom and 1 no four bedroom (07/00299/FUL) and 1 no five bedroom dwellings with garaging and associated landscaping and work to existing trees (07/002226/FUL) at St Eloi, South Drive, Littleton.

The City Secretary and Solicitor drew the Committee's attention to an error in the Minutes. The Sub-Committee had resolved to vote against officer recommendations in both instances (Report PDC677 refers), but the proposals were deferred to the next Committee meeting as no final vote was taken to grant/refuse permission in the absence of suitable reasons for granting permission (with conditions) on application 07/002226/FUL and refusing permission on application 07/00299/FUL. Also in considering the Minutes, the following additional changes were agreed by the Committee:

Paragraph 6, page 4, the following words be deleted:

'In response to concerns raised regarding the demand for smaller dwellings in Littleton, Mr Ainsley explained that Policy H7 of the recently adopted Local Plan required all new developments across the District, of two units or more, to have 50% as smaller units ~~so long as it was not harmful to the character of the area.~~ He added that this was also reflected in the Littleton Village Design Statement which also sought a mix of buildings from new developments.'

Paragraph 4, page 9, the following amendments and additions shown in bold should be **added**:

'At the conclusion of debate, the Sub-Committee considered that the application for five dwellings contravened national planning guidance PPS3 **(paragraph 13) in that it did not improve the character of the area and** (paragraph 16) in that it was out of context with the neighbouring properties **and was also contrary to Policy DP3 of the Local Plan and in that it did not respond positively to the character of the local environment.'**

The Committee gave further consideration to the deferred Viewing Sub Committee Minute as set out above. It firstly considered Report PDC684 which set out suggested reasons for Committee to approve the application under case reference 07/00299/FUL, which was contrary to the Officers' original recommendation to refuse. Following debate, the Committee supported the reasons to grant planning permission and subsequently supported the conditions relating to the approval as set out in Report PDC683. The resolution to grant planning permission subject to the conditions is set out in Resolution 2 below. In making its decision the Committee took

into consideration the Director's advice that due to an error, reference to policy PPS7 in paragraph 1 of the report, should read PPS3.

The Committee then gave further consideration to possible reasons for refusal for the application under reference 07/002226/FUL, which was for the erection of five dwellings comprising; 2 no four bedroom and 3 no two bedroom dwellings with garaging and parking and associated landscaping (Report PDC685 refers). In approving the reasons for refusal as set out in Resolution 3 below, the Committee agreed to the Director's advice that additional reference to policy PPS3 should be made in Reason 3.1.

RESOLVED:

1. That, subject to the above amendments, the minutes of the Planning Development Control (Viewing) Sub-Committee held on 16 April 2007 be received.

2. That, subject to amending reference to policy PPS7 to read PPS3, the Reasons for the Committee's decision to grant permission for the application under case reference 07/00299/FUL, contrary to the officers' recommendation, be approved, subject to securing a legal agreement to secure payment of a contribution of £7,232 towards provision of public open space, and conditions as set out in Report PDC683. (Note: if the legal agreement is not completed within 6 months then the application may be refused without further reference to the Committee.

3. That application under case reference 07/002226/FUL be refused for the following reasons:

- 1) The proposed development, by virtue of the mass and bulk of Plots 1-3, together with the limited amenity space and predominance of parking areas, would appear cramped overdevelopment at odds with the more spacious character of the surrounding properties and area and would therefore be contrary to Policies DP3 and DP4 of the Winchester District Local Plan Review and also PPS3.
- 2) The proposal is contrary to Policy R2 of the Hampshire County Structure Plan (Review) and Policy RT4 of the Winchester District Local Plan in that it fails to make adequate provision for public recreational open space to the required standard
- 3) The proposed development is contrary to the housing policies of the Hampshire County Structure Plan (Review) (H8), and the Winchester District Local Plan Review (H5) in that it fails to make adequate provision for affordable housing. The proposal would therefore conflict with the housing strategies of these Plans.

7. VOTE OF THANKS

The Committee thanked Councillor Jeffs, for his guidance as Chairman and the officers for their hard work and support during the past Municipal Year.

The Chairman reciprocated appropriately.

8. **EXEMPT BUSINESS**

RESOLVED:

1. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

2. That the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A to the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
#	Exempt Minute of the previous meeting of the Committee held on 8 March 2007: <ul style="list-style-type: none"> • Land at Leander House (formerly Plot 4600) Solent Business Park, Whiteley – Planning Obligation 	Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings (Para 5 to Schedule 12A refers).

4. **EXEMPT MINUTES**

The Committee considered the exempt minute of the previous meeting of the Committee held 8 March 2007 which related to a proposal to enter into in Deed of Release in respect of obligations concerning the provision of replacement car parking at a site at Solent Business Park, Whiteley.

RESOLVED:

That the Exempt minute of the previous meeting of the Committee held on 8 March 2007 be approved and adopted.

The meeting commenced at 9.30am and concluded at 3.45pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

1 DECISIONS

19.04.2007

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item
01

Parish	Colden Common
Conservation Area:	
Case No:	07/00197/FUL
Ref No:	W01265/03
Date Valid:	25 January 2007
Grid Ref:	448109 122383
Team:	EAST
Case Officer:	Mr Simon Avery
Applicant:	Mr And Mrs Gibbard
Proposal:	Demolition of existing dwelling construction of 4 no two bedroom and 4 no 3 bedroom dwellings with associated parking (RESUBMISSION)
Location:	Vernham Dene 70 Main Road Colden Common Winchester Hampshire SO21 1RY
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Application permitted subject to:

- a Section 106 Agreement for a financial contribution of £14,000 towards highway improvements

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

1 Conditions/Reasons

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These details and samples shall include the following:

- natural slate roof tiles
- stock brick
- 1:20 drawings of the following:
 - windows which shall be either timber vertical sliding sash windows recessed 100mm, or timber casement windows recessed 100mm
- doors
- window sills
- canopies
- eaves
- brick detailing over windows
- brick chimneys
- brick band which shall be set in relief in the same stock brick

Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

3 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure, including any retaining structures:
- a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than privately owned domestic gardens;
- hard surfacing materials:
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

Soft landscape details shall include the following as relevant:

- written specifications (including cultivation and other operations associated with plant and grass establishment:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- implementation programme:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- planting plans:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):

Reason: To improve the appearance of the site in the interests of visual amenity.

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

5 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 6392-AIA-MW written by Barrell Tree Consultancy and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with 6392-AIA-MW. Telephone 01962 848317.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

6 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

7 No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement 6392-AIA-MW.

Any deviation from works prescribed or methods agreed in accordance with Method Statement 6392-AIA-MW shall be agreed in writing to the Local Planning Authority.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

8 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

9 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

10 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

11 The parking areas shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and

used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

- 12 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the buildings are occupied.

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 13 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no first floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the north or south elevations of buildings hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 15 The two bedroom units hereby approved shall be permanently retained as two bedroom units.

Reason: To ensure the housing mix is maintained in accordance with H7 of the Winchester District Local Plan Adopted 2006.

- 16 Prior to the commencement of development on site an amended site plan shall be submitted showing a pedestrian link between the access onto Spring Lane and the access onto Main Road.

Reason: To improve the permeability of the development and to allow access for bins to be moved from plots 5 and 6 to the collection point near the access onto Main Road.

- 17 Before the development hereby approved is first brought into use details of the allocation of parking spaces shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that adequate on-site parking facilities are made available and maintained.

Informatives

- 1 This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section

38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

- 2 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, R2

Winchester District Local Plan Adopted 2006: DP1, DP3, H3, H7, E4, T2, T4, RT3

- 3 Under the terms of the Water Resources Act 1991 the prior written agreement is required for discharging dewatering water from any excavation or development to any controlled waters. The applicant is advised to contact the Hants and IOW Area office (Environment Management Team) to discuss this matter further. Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters.
- 4 A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk
- 5 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
- 6 No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Item
02

Parish	Winchester Town
Conservation Area:	
Case No:	06/02961/FUL
Ref No:	W06707/04
Date Valid:	25 September 2006
Grid Ref:	447709 130077
Team:	EAST Case Officer: Mr Simon Avery
Applicant:	BMP Estates Ltd
Proposal:	Demolition of existing office building and erection of 10 no dwellings over three storeys with associated parking
Location:	Parkersell Lighting & Electrical Ltd Parkersell House Cranworth Road Winchester Hampshire SO22 6SQ
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

2 Conditions/Reasons

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

- 2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the scheme hereby permitted (which shall be as stated on drawing number 03/894/11/B) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

- 3 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

- 4 The two bedroom units hereby approved shall be permanently retained as two bedroom units.

Reason: To ensure the housing mix is maintained in accordance with H7 of the Winchester District Local Plan Adopted 2006.

- 5 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the buildings are occupied.

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 6 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenity of the area.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

- 8 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

- 9 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

- 10 The doors and windows on the development hereby approved shall be recessed a minimum of 75mm.

Reason: In the interests of the amenity of the area.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in any of the elevations of the development hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties.

12 Prior to the commencement of development 1:20 fully annotated elevations and sections shall be submitted to and approved in writing by the Local Planning Authority showing fully:

- front doors
- windows, which shall be timber vertical sliding sashes
- eaves
- bay windows
- window sills
- front doors
- brick detailing over front doors
- dormer windows
- front wall and railings
- details of all means of enclosure

The approved details shall be fully implemented before the development is occupied.

Reason: In the interests of visual amenity.

13 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, including the hard surface area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

14 Prior to the commencement of development details of the means of enclosure to be provided along the northern boundary between the front car park of the development hereby approved and No.1 Cranworth Road shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the development is occupied.

Reason: To prevent light disturbance to No.1 Cranworth Road from the headlights of cars parking in the car park.

Informatives

1 This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

2 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, R2
Winchester District Local Plan Adopted 2006: DP1, DP3, DP4, DP5, H3, H7, E2, E4, T2, T4, RT3

- 3 A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water's Network Development Team (wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk
- 4 A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk
- 5 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
- 6 No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Item
03

Parish	Winchester Town	
Conservation Area:		
Case No:	06/03312/FUL	
Ref No:	W06709/04	
Date Valid:	7 November 2006	
Grid Ref:	447792 130766	
Team:	MAJORS	Case Officer: Mrs Jill Lee
Applicant:	Kingsoak	
Proposal:	Erection of 77 dwellings plus ancillary, car parking, improvement of existing access, landscaping and open space.	
Location:	Winton House Winton Close Winchester Hampshire SO22 6AB	
Recommendation:	PER	

PROVIDED APPLICANT ENTERS INTO SECTION 106 AGREEMENT WITH HAMPSHIRE COUNTY COUNCIL THE APPLICATION WILL BE APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Prior to occupation the applicant will provide a financial contribution of £231,000 towards the local transport strategy and provided that the applicant enters into a Section 106 Agreement with Winchester City Council to secure the following

The contribution of £126,356 towards public open space

The provision of affordable housing in accordance with the approved schedule

Open space provision including the LAP and LEAP and future maintenance of them and other landscaped areas.

3 Conditions/Reasons

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

- 2 Prior to any work commencing on site the applicant must submit and have approved an amendment to the Traffic Regulation Order affecting the existing parking bays on Winton Close in order to secure their removal.

In the interests of highways safety.

- 3 Prior to any commencement of works on site the applicant shall submit details of the foul water drainage and have them approved in writing. Development shall be carried out in accordance with the approved details.

To ensure that foul water resulting from the development is dealt with in a satisfactory manner.

- 4 The materials for the development shall be in accordance with the samples and schedule dated 23 February 2007 and the windows shall be timber sliding sash and timber casements as identified on the approved plans. Any deviation from these details must be submitted to and approved in writing by the local

planning authority. Development shall be undertaken in accordance with these details.

To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

- 5 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

- 6 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

- 7 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before . Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

- 8 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the existing and proposed levels and contours, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Earthworks shall be carried out in accordance with the approved details prior to the completion of the development.

Reason: In the interests of maintaining the amenity value of the area.

- 9 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

- 10 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

- 11 The parking areas hereby approved shall not be used for any other purpose than the parking of cars.

To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

- 12 Prior to any work commencing on site the applicant must submit and have approved in writing details of on site turning for a 9.44m long service vehicle . Development shall be carried out in accordance with the approved details before the development is occupied.

To ensure that the site can be adequately serviced.

- 13 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least metres from the tree trunks in accordance with BS 5837.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

- 14 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

- 15 Development shall not commence until the highways works as shown indicatively on drawing C34591 - 00 - D - 001 Ver2 have been constructed to the satisfaction of the local highway authority.

In the interests of highways safety.

- 16 No development shall commence until the highways works as shown indicatively on drawing C34591 - 00 - D - 001 Ver2 have been constructed to the satisfaction of the local highway authority.

In the interests of highways safety.

- 17 Details of a scheme for protecting the proposed dwellings from noise from the railway line shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any works which form part of the approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

To ensure that acceptable noise levels within the dwellings and the curtilage of the dwellings are not exceeded.

- 18 Prior to any development commencing on site a sustainability statement in compliance with the requirements of policy DP6 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

In the interests of providing sustainable development.

Informatives

1 This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

- 2 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review:
UB3, T5, T12, H7, H8, R2, E12, E16.

Winchester District Local Plan Review
DP1, DP3, DP4, DP5, CE10, H3, H5, H7, RT1, RT4, T1, T2, T3, T4, T5, W1.

Item
04

Parish	Shedfield
Conservation Area:	
Case No:	07/00313/FUL
Ref No:	W00161/08
Date Valid:	27 February 2007
Grid Ref:	456266 115049
Team:	WEST
Applicant:	Steve Street
Proposal:	1no. four bedroom and 1 no. two bedroom dwellings in the rear garden of 3 poplar cottages (RESUBMISSION)
Location:	3 Poplar Cottages Winchester Road Waltham Chase Southampton Hampshire SO32 2LW
Recommendation:	PER

Case Officer: Andrea Swain

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

4 Conditions/Reasons

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

- 2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows; other than those expressly authorised by this permission shall, at any time, be constructed in the north elevation of plot 1 or the south elevation of plot 2; hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 5 The first floor window(s) in the north elevation of plot 1 hereby permitted shall be glazed in obscure glass and thereafter retained.

Reason: To protect the amenity and privacy of the adjoining residential properties.

- 6 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site and parking spaces in front of numbers 1, 2 and 3 Poplar Cottages, to enter and leave in a forward gear. The turning space shall be retained and kept available for the occupants of the new dwellings and 1, 2, and 3 Poplar Cottages for such purposes at all times.

Reason: In the interests of highway safety.

- 7 Before the development hereby approved is first brought into use, a minimum of 2 car parking spaces for plot 1 and a minimum of 2 parking spaces for plot 2 shall be provided within the curtilages of plot 1 and plot 2 and a minimum of four car parking spaces shall be provided in front of 1, 2 and 3 Poplar Cottages, in accordance with the submitted plans, unless any variation is agreed in writing by the Local Planning Authority, and thereafter maintained and kept available.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

- 8 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the first occupation of the dwellings hereby permitted.

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 9 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

- 10 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure, including any retaining structures:
- hard surfacing materials:

Reason: To improve the appearance of the site in the interests of visual amenity.

- 11 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from

the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

- 12 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of from the date of the occupation of the building(s) for its permitted use.
- a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.
- c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

- 13 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

Informatives

- 1 This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

- 2 The Local Planning Authority has taken account of the following development plan policies:-

Hampshire County Structure Plan Review: UB1, UB3, T2, T4, T6, R2, H7, H11, E8 and E10

Winchester District Local Plan: DP1, DP3, DP4, DP5, H3, H7, RT3, T2, T4, T10

- 3 The public foul sewer is the only acceptable method for the disposal of foul water. The applicant must liaise with Southern Water to agree a suitable connection point.
- 4 The applicant must take all reasonable measures to control surface water run off, for example: through the use of porous paving and water butts.
- 5 All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Item
05

Parish	Wickham	
Conservation Area:		
Case No:	07/00147/FUL	
Ref No:	W02321/02	
Date Valid:	22 January 2007	
Grid Ref:	455865 111290	
Team:	WEST	Case Officer: Lisa Booth
Applicant:	Mark Wells	
Proposal:	Demolition of existing pool house construction of extension containing swimming pool	
Location:	Glenwood Titchfield Lane Wickham Fareham Hampshire PO17 5NX	
Recommendation:	PER	

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

5 Conditions/Reasons

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

- 2 The materials to be used in the construction of the external surfaces of the development thereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 3 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

Informatives

- 1 This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

2 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, C1, C2
Winchester District Local Plan Review Policies: DP3, CE23

3 The applicant is required to contact Southern Water Services, Network Development Team (Wastewater), Otterbourne, prior to the commencement of development to agree the rate and times of discharge of filter backwash and discharge of the contents of the pool that would need to be discharged to the public foul sewer.

Item	Parish	Winchester Town
06	Conservation Area:	Winchester Conservation Area
	Case No:	07/00092/FUL
	Ref No:	W05102/20
	Date Valid:	15 January 2007
	Grid Ref:	448509 130527
	Team:	WEST
	Case Officer:	Lisa Booth
	Applicant:	Winchester City Football Club
	Proposal:	Use of existing matchday carpark for 65 weekday parking spaces
	Location:	Winchester City Football Club Hillier Way Winchester Hampshire SO23 7SU
	Recommendation:	REF

REFUSED SUBJECT TO THE FOLLOWING REFUSAL REASON(S):-

6 Conditions/Reasons

- 1 The proposal involves development that cannot be reconciled with National Planning Policy Guidance in PPG13 in that it would rely on the major road network for access and draw traffic, principally the private car, from a wide catchment area. This would lead to longer and larger numbers of private car journeys and not encourage alternative means of travel to reduce the reliance on the private car. The over reliance on the private car would result in an unacceptable increase in the number and length of car journeys to the detriment of the environment and the locality and would create a precedent for other similar sites to do the same. The proposal therefore conflicts with the strategy of the Hampshire County Structure Plan (Review) particularly policies T1 to T5.
- 2 The proposal is contrary to Policies UB3, C1, C2 of the Hampshire County Structure Plan and Policies DP3, CE5, CE28 and RT19 of the Emerging Winchester District Local Plan, in that it is considered to be inappropriate additional development to the detriment of the countryside and it is not directly essential to the operation of the recreational facility.

Informatives

- 1 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, C1, C2, T1, T2, T3, T4, T5
 Winchester District Local Plan Policies: DP3, CE4, CE5, CE28, RT19, T1, T2

Item
07

Parish	Colden Common	
Conservation Area:		
Case No:	07/00373/FUL	
Ref No:	W07123/04	
Date Valid:	13 February 2007	
Grid Ref:	448795 121038	
Team:	EAST	Case Officer: Mr Nick Fisher
Applicant:	Steven Lewis	
Proposal:	Single storey side extension	
Location:	Foulis Court Lodge 188 Main Road Fishers Pond Eastleigh Hampshire SO50 7HG	
Recommendation:	PER	

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

7 Conditions/Reasons

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

- 2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

Informatives

- 1 This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

- 2 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Hampshire County Structure Plan Review: UB3, C.1
Winchester District Local Plan Review Proposals: DP.3, CE.23

PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE**16 April 2007**Attendance

Councillors:

Jeffer (Chairman) (P)

Baxter (P)	Johnston (P)
Bennetts	Lipscomb (P)
Beveridge (P)	Read (P)
Busher	Ruffell (P)
de Peyer (P)	Saunders (P)
Evans	Sutton
Huxstep (P)	

Deputy Members:

Councillor Pearce (Standing Deputy for Councillor Sutton)

Others in Attendance who addressed the meeting:

Councillor Learney

Officers in attendance:

Mr R Ainsley (Senior Planner)
Mr B Lynds (Planning Solicitor)
Mr N Culhane (Highways Engineer)
Mr M Edwards (Arborcultural Officer)

1. APOLOGIES

Apologies were received from Councillors Busher, Evans, Bennetts and Sutton.

2. MINUTES

In considering the Minutes of the meeting held on 19 February 2007, the Sub-Committee agreed to the following amendment on page 741 of the Council Minute Book, published 18 April 2007:

“At the conclusion of debate, ~~the majority of the Sub-Committee agreed not to grant permission for the development, against officers’ advice.~~”

RESOLVED:

That the minutes of the previous meetings held 25 January and 19 February 2007 be approved, subject to the above amendments.

3. **ST ELOI, SOUTH DRIVE, LITTLETON**
ERECTION OF FIVE DWELLINGS COMPRISING 2 NO FOUR BEDROOM AND 3
NO TWO BEDROOM DWELLINGS WITH GARAGING AND PARKING AND
ASSOCIATED LANDSCAPING AND WORK TO EXISTING TREES
(RESUBMISSION) 07/00226/FUL
(Report PDC677 refers)

The Planning Development Control Committee had considered both applications for the same site, St Eloi, at its meeting held on 29 March 2007. At this meeting, Members agreed to establish the Viewing Sub-Committee to assess the gradient and number of trees on the site, the design of the proposed terraced housing, the type of housing, drainage and the on-site parking provision.

Prior to the meeting, the Sub-Committee visited the site where the plots for both applications had been pegged out. From this, the Sub-Committee noted the land had an increasing gradient towards its southern boundary, away from the access at South Drive and beyond to a meadow field. There were a group of protected trees along the western boundary which provided a strong screen to views to the west.

The existing surrounding buildings were predominantly two storey residential dwellings in spacious plots with spaces between them, although two new properties to the immediate east of the site on the former site of Madeleine were noticeable exceptions to this.

With the permission of the owners, Members assessed the probable impact of the applications from neighbouring properties. From Woodmancote, a residential property to the immediate east of the site, Members noted its unusual position in that its rear elevation, windows and balcony were orientated towards the rear of the application site.

Also prior to the meeting, the Sub-Committee viewed the application site from the rear garden of South Lodge, which was a residential property to the immediate west of the site. In addition, Members viewed the proposed access from South Drive and noted the character of the surrounding area.

Mr Ainsley introduced the application and explained that it sought permission for the erection of five dwellings (2 four bedroom and 3 two bedroom dwellings) with associated garaging, parking and landscaping. This application differed from that set out below only in that plot nearest to South Drive contained three small terraced houses. However, these terraced houses had been orientated towards South Lodge and not South Drive so that they appeared from the road as a large single dwelling.

In recommending the application's approval to the Sub-Committee, Mr Ainsley proposed an additional condition to those set out in the Report. This related to comments received from Natural England regarding the protection of slow worms.

During the public participation part of the meeting, Mr Fairman spoke against the application. In summary, he suggested that the terraced houses were out of character with the area (as surrounding properties were detached dwellings with large amenity spaces), had insufficient parking spaces, and had windows that would overlook South Lodge. He also suggested that there was no housing need in Littleton for the smaller units the terraced housing would provide and that area was unsustainable in that it had few, if any, local facilities.

Mr Hynam spoke against the application as a representative of the owners of a neighbouring property, Woodmancote. He explained that the proposed dwelling at the rear of the site would, because of the gradient, overlook Woodmancote. He

added that Woodmancote was likely to suffer from the noise of vehicles accessing the new property. Vehicular access was proposed along the eastern boundary of the site from South Drive.

Mr Elsmore (Littleton and Harestock Parish Council) also spoke against the application. In summary, he commented on the area's semi rural nature and that the proposed densities were a significant increase on that of the surrounding area. As a consequence, it was out of character with too small an amenity space for each of the properties. He also stated that there was no demand for smaller properties in Littleton; commented on concerns regarding drainage and flooding (the area was not served a mains sewage network) and that it would set an undesirable precedent.

Councillor Learney (a Ward Member) spoke in opposition to the scheme. In summary, she underlined the public opposition to the application and the concerns regarding flooding, the noise from vehicles and the long term viability of the western boundary's tree cover.

Mr Davies (the applicant) spoke in support of the application. He advised that the scheme had come as the result of a long period of negotiation with the Council. He added that the scheme met with Policy H7 of the Local Plan in providing a good housing mix and that one of the terraced dwellings would be offered as a shared equity affordable housing unit. He also explained that overlooking had been designed out of the scheme and that the proposed landscaping condition would strengthen the natural screening between the site and existing properties.

During debate, Members noted the importance of the belt of protected trees at the western boundary of the site, which would partially screen the development from existing properties. The lower parts of many of these substantial pine trees were covered in ivy which helped thicken the screening. However, Mr Edwards explained that following the applicant's environmental impact assessment, it may be necessary to cut and kill the ivy as its presence made the trees more prone to failure through hiding any structural faults with the trees, adding weight and reducing the effectiveness of the leaves.

Mr Ainsley added that the recommended Landscaping Condition would require the replacement of any lost trees and that the screening would be strengthened by a mixture of native hedgerows. In noting that the details of this Condition were to be agreed by the Director of Development, it was suggested that an additional informative be placed to include evergreen varieties.

Members discussed the elevated and steep area of meadowland at the rear of the site which would fall within the Title of the Plot 5, at the back of the site. However, as this area had been classified within the Local Plan as an area of countryside, the meadow would be fenced off from the garden of Plot 5 in recognition of its status as an area of countryside, but that the owners would assume access and maintenance responsibility for the area. The public would not be able to access the meadow.

The Sub-Committee raised concerns regarding the effect of the proposed dwelling at the rear of the site (Plot 5) on Woodmancote. Mr Ainsley explained that the nearest part of this proposed building to Woodmancote was its garages and that the proposed property's facing first floor windows served two ensuite bathrooms and would have obscured glazing. A further proposed window had been designed at a high level also to prevent overlooking.

Members discussed the likely traffic impact of the application. Mr Culhane explained that South Drive was privately owned by the properties which fronted onto it. The road was however classified as "maintainable" by the County Council and the public

were able to exercise full highway rights for access. The County Council had been consulted on the application and responded that no improvements to the road were necessary and had raised no objection to the scheme. Mr Culhane added that a survey conducted in relation to the recent development of the neighbouring Madeleine site had concluded that the volume and speed of traffic on South Drive were both low. Traffic had been further reduced as a consequence of a new access from Littleton Lane which served the nearby nursery.

In summary, Mr Culhane advised that it was not possible to sustain an objection to the application on highways reasons as the development would generate very little additional vehicle movements over the consent previously granted (but not built) in 1999 for two units on the site.

In response to a question, Mr Culhane explained that, with 15 spaces, the on site parking provision exceeded the County Council's standards.

The Sub-Committee considered the drainage issues and Mr Ainsley confirmed that, if the application were approved, the Council's Drainage Engineer and the Environment Agency would consider these in greater detail and that this would take into account the flooding history of the area.

Responding to the comments made about the sustainability of Littleton, Mr Ainsley explained that the site fell within the settlement boundary of the area, which had been defined in the Local Plan as an area capable of sustaining new development.

In response to concerns raised regarding the demand for smaller dwellings in Littleton, Mr Ainsley explained that Policy H7 of the recently adopted Local Plan required all new developments across the District, of two units or more, to have 50% as smaller units, so long as it was not harmful to the character of the area. He added that this was also reflected in the Littleton Village Design Statement which also sought a mix of buildings from new developments.

Members noted that, in addition to the one affordable housing unit offered by the applicant, the applicant had also offered an off-site financial contribution which had been negotiated with and had been accepted by the Council's Housing Enablement Team.

In response to a Member's question, Mr Lynds advised that the Sub-Committee may be able to exercise some discretion in applying planning policies, but that this should only be based on clear, apparent, significant and compelling planning reasons which could be robustly defended at any subsequent appeal.

At the conclusion of debate, the Sub-Committee considered that the application for five dwellings contravened national planning guidance PPS3 (paragraph 16) in that it was out of context with the neighbouring properties.

Members also considered that the application was against paragraph 6.81 of the Local Plan, which underlined that the importance of character and the spaces between buildings should be reflected in new developments. They also considered the proposed terraced development at the front of the site to be cramped and an overdevelopment of that part of the site and concerns were raised that Woodmancote would be dominated by Plot 5.

The Sub-Committee therefore agreed to refuse the application and requested that the Director of Development present to the next available meeting of the Planning Development Control Committee detailed reasons for refusal for the Committee to approve to reflect those reasons for refusal agreed by the Sub-Committee.

RESOLVED:

That the application be refused and that the Director of Development present to the next available meeting of the Planning Development Control Committee detailed reasons for refusal for the Committee to approve.

4. **ST ELOI, SOUTH DRIVE, LITTLETON**
ERECTION OF THREE DWELLINGS COMPRISING 1 NO THREE BEDROOM AND 1 NO FOUR BEDROOM AND 1 NO FIVE BEDROOM DWELLINGS WITH GARAGING AND ASSOCIATED LANDSCAPING AND WORK TO EXISTING TREES 07/00299/FUL
 (Report PDC677 refers)

Mr Ainsley explained that the application sought permission for the erection of three dwellings (1 three bedroom, 1 four bedroom and 1 five bedroom dwellings) with garaging and associated landscaping. These three detached dwellings had a density of 15 dwellings per hectare. One would face directly onto South Drive and two would be located at the higher level towards the southern end of the site. The proposed dwellings would be approximately 10-15 metres from existing properties to the east.

The application was identical to that submitted above for five dwellings, except that the three terraced houses at the front of the site were to be replaced with a single X bedroom dwelling. The application proposed that this dwelling, unlike the terraced housing, would have no windows facing onto South Lodge and would be orientated towards South Drive.

In concluding his presentation, Mr Ainsley recommended that the application be refused. It had not demonstrated that additional units could not be accommodated on the site or that a better mix of dwelling types could have been achieved, thus failing to address national and local housing needs, and that it had failed to make the most efficient use of the land available. The application also failed to make adequate provision for public recreational open space to the required standard.

Given the similarities between the applications, much of the debate and discussion set out above in the application for five dwellings was relevant to this application. However, in specifically drawing out the distinctions, the following comments were made.

During the public participation part of the meeting, Mr Elsmore (Littleton and Harestock Parish Council) spoke in support of the application. Although he suggested that the height of Plot 1 could be reduced by cutting into the ground, in summary, the Parish Council considered that the application did not adversely affect the quality of the environment.

Mr Davies (the applicant) spoke in support of the application. In summary, he explained the similarities between this application and that which was considered above for five dwellings and that, as with the previous application, none of the statutory consultees had raised an objection.

At the conclusion of debate, Members considered that the application for three dwellings better reflected, and would have less impact upon, the character of the surrounding area and that the removal of the terraced housing at the front made the development less congested.

The Sub-Committee therefore approved the application and requested that the Director of Development present to next available meeting of the Planning Development Control Committee detailed reasons for the grant of permission to reflect those agreed by the Sub-Committee and Conditions for the Committee to approve.

RESOLVED:

That the planning permission be granted and that the Director of Development present to the next available meeting of the Planning Development Control Committee detail Conditions for the Committee to approve.

The meeting commenced at 11.00am and concluded at 1.00pm

Chairman