

**PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE**

**10 March 2011**

Attendance:

Councillors :

Johnston (Chairman) (P)

Evans (P)

Hutchison (P)

Huxstep (P)

Jeffer

Mitchell (P)

Pearce (P)

Read (P)

Tait (P)

Others in Attendance who did not speak:

Councillor Verney

Officers in Attendance:

Mrs J Pinnock – Planning Team Manager

Miss L Hutchings – Principal Planning Officer

Mrs A Hebard – Planning Officer

Mr M White – Conservation Officer

Ms F Sutherland – Planning and Information Solicitor

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1. **CHAIRMAN'S ANNOUNCEMENT**

The Sub-Committee met at Winchester Guildhall, where the Chairman welcomed to the meeting ten members of the public along with representatives of the applicants.

2. **DECLARATIONS OF INTERESTS ETC**

Councillor Read explained that he had been unable to attend the site visits for the following applications (which were held on 8 March 2011). However, he had subsequently discussed the applications with the Head of Planning Management and, coupled with his prior knowledge of the sites and the officer presentations at the previous meeting, he considered that he had sufficient knowledge and understanding of the sites to determine the applications. Therefore Councillor Read spoke and voted thereon with the agreement of the Sub-Committee.

Councillor Hutchison declared a personal (but not prejudicial) interest in respect of the Chilbolton Avenue items below as he was a member of the City of Winchester Trust, which had commented on these applications. However,

he had taken no part in the Trust's consideration of these items and he spoke and voted thereon.

3. **LANG HOUSE, 27 CHILBOLTON AVENUE, WINCHESTER – CASE NUMBER 10/00338/FUL**  
[\(Report PDC883 Item 4 refers\)](#)

The above application had been referred to the Sub-Committee for determination by the Planning Development Control Committee, at its meeting held 17 February 2011. The Committee had agreed that it was not able to determine the application without first visiting the site, to better understand the potential impact of the development on the character of the area.

Therefore, on 8 March 2011, the Sub-Committee visited the site in the company of officers and representatives of the applicant (who facilitated access to the site). On site, the Sub-Committee noted:

- The proposed access from Chilbolton Avenue and its setting in the Avenue;
- The location of the trees to be retained;
- The location of the proposed buildings from the rear of Long Acre;
- The possible impact of the proposed buildings from the rear, swimming pool terrace of a neighbouring property, 25 Chilbolton Avenue;
- The possible impact of the proposed buildings from the Winchester Royal Golf Club to the rear and from the public footpath through the golf club.

A full presentation had been given at the Planning Development Control Committee meeting on 17 February 2011, where the Committee had also heard public participation. Therefore, in accordance with procedure, the presentation at the Sub Committee was limited to a summary of the key issues and there was no repeat of the public participation period.

The application proposed the demolition of the existing building and erection of 12 no. two bedroom apartments and 2 no. three bedroom apartments, with associated car parking and hardstanding areas, and landscaping.

Ms Hutchings reminded the Sub-Committee that, subsequent to the publication of the Report, a final copy of amended plans had been received, which omitted roof terraces, and she recommended an amendment be included to Condition 8 regarding sustainability.

The Sub-Committee also noted that the interim "aspirational" policies which were set out in the Report, did not apply to applications submitted before January 2011 and therefore did not apply in this instance. In addition, Members noted that the landscaping plan had been omitted from the scheme, as it contained inaccuracies and that a full planting scheme would be required via condition if the scheme was approved.

During questions, the Sub-Committee noted that the decision of the Planning Appeal Inspector for a previous application on the site was a material consideration and that it was for the Sub-Committee to decide how much weight to attribute to it, amongst all the other material considerations. Several Members commented that the Report would have benefited from reproducing the Inspector's conclusions in full, rather than the summary which had been included.

Some Members raised concerns regarding the application, as they considered it to be contrary to the Chilbolton Avenue Local Area Design Statement (CALADS). This Local Area Design Statement had placed an emphasis on the area around the application site (Area D) as being a particularly sensitive area.

Those Members also raised concerns that the application was contrary to Policy D1 of the CALADS, in that it proposed a significant increase in massing. However, officers explained that whilst the proposed intensification of the scheme resulted in a footprint approximately twice that of the existing building, the new buildings did not form a single mass, but were broken up and, through a 5 metre gap, offered a view through the development to the golf course beyond. Mrs Pinnock added that the application was in accordance with another aspect of Policy D1, as the new buildings were broadly of a similar height and scale to the surrounding, existing, buildings in Chilbolton Avenue.

Concerns were also raised that the application was contrary to Policy D6 of the CALADS, regarding the importance of proposals respecting the detached and independent villa style of houses, and Policy L4, in failing to demonstrate how it would contribute to the wooded character of this part of the Avenue. Similarly, a concern was raised that it failed Policy DP3 of the Local Plan, in that it did not make a positive contribution to the character of the area.

In response to concerns regarding Policy D4 of the CALADS, Ms Hutchings explained that, although they would be flats, the proposed buildings would have a domestic, villa-like appearance. The CALADS had recommended that if plots were to include ancillary dwellings, they should be subservient to the main development. However, whilst the Sub-Committee noted that the proposed buildings would have a similar mass to each other, by virtue of their positioning, the buildings to the rear would appear subservient to those at the front.

Members considered the possible impact of the application on the neighbouring property which they had visited on site, 25 Chilbolton Avenue. Ms Hutchings explained that the neighbour was likely to see the upper floor side elevations and sloping roofs of the new dwellings. However, she explained that this was insufficient to uphold a reason for refusal, given the distance between the properties, the proposed boundary landscaping, that there were no windows proposed in the elevation of the closest building (at 6 metres distance) to prevent overlooking and because the neighbours' principle amenity/view was to the north across his garden and onto the golf course. The Sub-Committee noted that the second block, which shared a boundary with 25 Chilbolton Avenue, would have windows onto that elevation, but

because of the distance (15-17 metres from the neighbouring property) and because some of those windows would serve living spaces, it would not be reasonable to condition that they be obscured glazed.

The Sub-Committee also noted that the application would preserve the protected trees along the site's boundary and Ms Hutchings stated that the proposed planting would enhance the appearance of the area.

Prior to the conclusion of debate and in response to a question, Councillors Hutchison and Pearce (as Ward Members) clarified that they had not predetermined the application, nor the subsequent application below.

At the conclusion of debate, the Sub-Committee agreed to grant planning permission for the reasons (and subject to the Conditions and an amendment to Condition 8) as set out in the Report. In addition to those reasons, the majority of the Sub-Committee agreed that there were a variety of architectural styles in this part of Chilbolton Avenue (especially when viewed from the golf course) and they commended the architect for a number of innovative features he had included in the design, such as the underground car park, which they considered would make a positive contribution to the area.

RESOLVED:

That planning permission be granted for the reasons and subject to the Conditions as set out in the Report (and an amendment to Condition 8).

4. **45 CHILBOLTON AVENUE, WINCHESTER – CASE NUMBER 10/00764/FUL**  
[\(Report PDC883 Item 5 refers\)](#)

The above application had been referred to the Sub-Committee for determination by the Planning Development Control Committee, at its meeting held on 17 February 2011. The Committee had agreed that it was not able to determine the application without first visiting the site, to better understand the potential impact of the development on the character of the area, on the wooded nature of this part of Chilbolton Avenue and how the application responded to the requirements of the Local Area Design Statement.

Therefore, on 8 March 2011, the Sub-Committee had visited the site in the company of officers and representatives of the applicant (who facilitated access to the site). On site, the Sub-Committee noted:

- The proposed access from Chilbolton Avenue;
- The rear gardens of 45 and 47 Chilbolton Avenue;
- The screening of the proposed buildings;
- The relationship of the proposed buildings with Stockers Avenue to the rear;
- and, to understand how the site could be developed, a similar and recently completed development at Queens Gate, Chilbolton Avenue.

As above, a full presentation had been given at the Planning Development Control Committee meeting on 17 February 2011, where the Committee had also heard public participation. Therefore, in accordance with procedure, the presentation at the Sub Committee was limited to a summary of the key issues and there was no repeat of the public participation period.

The application proposed the demolition of existing 2 no. dwellings at 45, 47 Chilbolton Avenue and included the land to the rear of 49a Chilbolton Avenue to replace with 6 no. two bedroom dwellings and 6 no. four bedroom dwellings with associated access, car parking and landscaping.

Ms Hutchings reminded the Sub-Committee that, subsequent to the publication of the Report, officers recommended an amendment to Condition 7 regarding sustainability.

As above, the Sub-Committee also noted that the interim “aspirational” policies which were set out in the Report did not apply to applications submitted before January 2011 and therefore did not apply in this instance.

The Sub-Committee noted that, as with the above application, the number of dwellings sought fell under the threshold which triggered a requirement for affordable housing. In addition, although the applications were from the same developer, they had been considered separately. Following debate, Members recommended that this issue be considered further outside of this meeting.

Members considered the possible effect of the application on neighbouring properties, both on Chilbolton Avenue and Stockers Avenue to the rear. During this discussion, the Sub-Committee agreed the importance of retaining and maintaining existing overgrown hedges/trees as boundary screening. Although it was noted that the western boundary hedges/trees would be cut to first floor height, it was likely that the new residents would seek to reduce the height of these hedges/trees even further to increase light into their rear gardens. It was therefore agreed that there should be a transitional arrangement to replace these hedges/trees over a period time of time with an indigenous species, whilst maintaining their screening qualities. Therefore following debate, the Sub-Committee agreed to delegate authority to the Head of Planning Management (in consultation with the Chairman) to word Condition 6 to include an appropriate management plan to protect the boundary landscaping and hedgerows to protect the amenities of neighbouring Chilbolton Avenue and Stockers Avenue residents.

In response to a question, Ms Hutchings explained that the Landscape Officers’ comments in the Report. One officer’s comments related to a previous application and the second Landscape Officer’s comments raised concerns, which had been incorporated into the revised proposals, and would be satisfactorily covered by the proposed landscaping scheme.

A Councillor raised concerns regarding the possibility of slow-worms on site and Ms Hutchings explained that there was insufficient evidence of these to

warrant an additional ecological survey. However, Condition 11 required a scheme of biodiversity and ecological enhancements to be implemented during the development.

During debate, Mrs Pinnock explained that the Council had worked with local communities to develop the Local Plan, CALADS and the Local Development Framework.

In response to a question, Ms Hutchings explained that the arrangement of first floor windows within the new development would prevent the new residents overlooking each other. Furthermore, there were no windows proposed in the end buildings facing onto Stockers Avenue.

Members expressed their desire to prevent gated communities in Winchester and therefore agreed that an additional condition should be included (detailed wording delegated to the Head of Planning Management) to prohibit the erection of a gate, that would give the appearance of a gated community and ensure that vehicles would not need to stop on the highway waiting for gates to open.

The Sub-Committee also noted the significant slope of the site towards Stockers Avenue to the rear and, therefore, requested an amendment to Condition 4 to ensure that, where practical, hard surfaces should be permeable to prevent storm water run off. They also requested an amendment to Condition 4 to ensure appropriate planting to the south and west site boundaries to be read in conjunction with the re-worded Condition 6.

In a response to concerns of local residents which was highlighted by a Member, Mrs Pinnock explained that, whilst they may constitute desirable accommodation, the 1960/70s buildings to be demolished did not have a significant architectural value.

At the conclusion of debate, the Sub-Committee agreed to grant planning permission for the reasons (and subject to the Conditions as amended below) as set out in the Report.

**RESOLVED:**

That planning permission be granted for the reasons and subject to the Conditions as set out in the Report and the following amendments:

To delegate to the Head of Planning Development Control (in consultation with the Chairman) authority to:

re-word Condition 6 to protect, enhance, maintain and replace with indigenous species the landscaping boundaries with Chilbolton Avenue and Stockers Avenue to the rear.

To include within Condition 4 a requirement for permeable materials where possible in areas of hardstanding to minimise storm water run off.

To prohibit the erection of a gate that would give the appearance of a gated community and ensure that vehicles would not need to stop the highway waiting for gates to open.

Amend Condition 7 regarding sustainability.

5. **BRAMDEAN MANOR, CHURCH LANE, BRAMDEAN – CASE NUMBER 10/03174/FUL**  
[\(Report PDC886 Item 8 refers\)](#)

The above application had been referred to the Sub-Committee for determination by the Planning Development Control Committee, at its meeting held 17 February 2011. The Committee had agreed that it was not able to determine the application without first visiting the site, to gain a better understanding of the site.

Therefore, on 8 March 2011, the Sub-Committee had visited the site in the company of officers and the applicant (who facilitated access). On site, the Sub-Committee noted:

- The location of the existing garage;
- The location of the proposed garage and how this affected the nearby landscaping;
- The rear elevation of the Manor from the lawns to appreciate its symmetry and the asymmetrical arrangement of the existing developments to the east of the main house;
- The walled garden and the site of a former outbuilding, demolished after 1975, and the property's relationship with Bramdean Church.

As above, a full presentation had been given at the Planning Development Control Committee meeting on 17 February 2011, where the Committee had also heard public participation. Therefore, in accordance with procedure, the presentation at the Sub Committee was limited to a summary of the key issues and there was no repeat of the public participation period.

The Sub-Committee noted that the application proposed internal alterations and the erection of a new outbuilding and link. As this affected the setting of a listed building, the application was accompanied by a separate listed buildings application (below). The Chairman explained that, whilst the Sub-Committee would vote on the two applications separately, Members would consider them together.

Mrs Hebard reminded the Sub-Committee that, subsequent to the publication of the Report, a consultation response had been received by the South Downs National Park Authority. In summary, this stated that whilst they had objected to the previous application, they had subsequently visited the site and raised

no objection in terms of its impact on the wider landscape of the National Park. However, they referred to the Conservation Officer's comments with regard to the potential impact on the listed building.

In response to Members' questions, Mr White reiterated the heritage reasons to refuse the application; namely that, historically, all ancillary structures to the Manor had been built on the eastern side, rather than to the west as the application proposed. He stated that to build to the east would disturb the woodland area and therefore the Manor's historical landscape setting. Mrs Hebard added that the Landscape Officer had also raised concerns regarding the proposed excavation of the site and the potential damage the construction could cause to smaller trees to the east of the Manor.

The Sub-Committee noted that Mr White had suggested that, if the applicant wished to erect a new garage and link, this could be created on the eastern side on the site of former outbuildings. He explained that those outbuildings had been demolished sometime between 1975 and 2005 and that they had enclosed the walled garden. Access to a garage in this location would require a breach in an existing wall and it would block views between the ground floor level of Bramdean Manor and the neighbouring 12<sup>th</sup> century church.

At the conclusion of debate, the Sub-Committee agreed to grant planning permission, contrary to the officer's recommendation to refuse. This was because the Sub-Committee did not agree that the proposals would harm the landscape setting of the Manor. Members also commented that any views of the new garage and link were likely to be private; that to locate the garage to the east would block views of the Manor from the church and to erect the garage to the west of the Manor would introduce a pleasing symmetry to the building.

However, the Sub-Committee wished to underline its appreciation of the Conservation Officer's professional advice during the consideration of this application.

In voting to grant permission, the Sub-Committee was concerned that the submitted plans were not clear as to whether the existing small extension to the east of the Manor would be demolished as part of the development. The Sub-Committee therefore agreed to include an additional condition (the wording of which would be delegated to the Head of Planning Management, in consultation with the Chairman) to require a satisfactory, detailed cross section plan to demonstrate how the new link would meet the Manor House at the site of the existing extension.

The Sub-Committee also agreed to delegate authority to the Head of Planning Management, in consultation with the Chairman, to impose any other reasonable and necessary conditions.



RESOLVED:

That planning permission be granted and that authority be delegated to the Head of Planning Management (in consultation with the Chairman) to impose any other reasonable and necessary conditions (including an condition to require a satisfactory, detailed cross section plan to demonstrate how the new link would meet the Manor House at the site of the existing extension) because the Sub-Committee did not agree that the proposals would harm the landscape setting of the Manor.

6. **BRAMDEAN MANOR, CHURCH LANE, BRAMDEAN – CASE NUMBER 10/03175/LIS**  
[\(Report PDC886 Item 9 refers\)](#)

This application was considered alongside the above application (see above for details).

During debate, Mrs Pinnock clarified that the Council had no powers to require the applicant to remove the existing garage near the 12<sup>th</sup> century church.

At the conclusion of debate, as above, the Sub-Committee agreed to grant listed building consent as it agreed that the proposals would not harm the landscape setting of the Manor. Authority was delegated to the Head of Planning Management, in consultation with the Chairman, to impose any other reasonable and necessary conditions including a condition requiring that materials be approved prior to commencement of development.

RESOLVED:

That listed building consent be granted because the Sub-Committee did not agree that the proposals would harm the landscape setting of the Manor and that authority be delegated to the Head of Planning Management, in consultation with the Chairman, authority to impose any other reasonable and necessary conditions including a condition requiring that materials be approved prior to commencement of development.

The meeting commenced at 9.30am and concluded at 1.00pm.

Chairman

WINCHESTER CITY COUNCIL

VIEWING SUB COMMITTEE

**DECISIONS**

**10.03.2011**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

**Winchester Town**

**Ward**

**St Paul**

**01 Conservation**

**Area:**

**Case No:** 10/00338/FUL

**Ref No:** W00497/05

**Date Valid:** 15 February 2010

**Grid Ref:** 446533 129836

**Team:** EAST

**Case Officer:** Lorna Hutchings

**Applicant:** Alfred Homes Ltd

**Proposal:** (AMENDED PLANS) Proposed demolition of existing building and erection of 12 no. two bedroom apartments and 2 no. three bedroom apartments, with associated car parking and hardstanding areas, and landscaping

**Location:** Lang House, 27 Chilbolton Avenue, Winchester, Hampshire SO22 5HE

**Officer:** PER

**Recommendation**

:

**Committee Decision:**

Subject to the applicant entering into a legal agreement to deal with off site highway contributions and open space contributions then the Application Permitted subject to the following condition(s):

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

**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. 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 Tree protection

Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/AH/LangHse/001 rev B written by Kevin Cloud of Technical Arboriculture Limited and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

#### Inspection of fencing

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 AIA/AMS-KC/AH/LangHse/001 rev B. Telephone 01962 848428.

#### Construction of special engineering under tree canopies

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 848428.

#### Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement AIA/AMS-KC/AH/LangHse/001 Rev B.

#### No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with Method Statement AIA/AMS-KC/AH/LangHse/001 rev B shall be agreed in writing to the Local Planning Authority.

#### Arboricultural Supervision

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity

4 No development shall take place until full 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:

- Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;
- Hard surfacing materials;
- Minor artefacts and structures (refuse or other storage units, signs and lighting etc);
- Proposed and existing functional services above and below ground (eg. Drainage power, communications cables, pipelines etc, indicating lines, manholes, supports etc).

Soft landscaping works shall include:

- planting plans (for new trees, hedges and other planting);
- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- retained areas of grassland;
- implementation programme.

Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order).

5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

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

6 A management plan, including long term design objectives (for landscaping), management responsibilities and maintenance schedules for all landscape areas, communal areas and common parts, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development for its permitted use. The landscape, communal areas and common parts 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 and other areas of communal, public, nature conservation and historic significance.

7 Details of provisions to be made for the parking and turning on-site of contractual, operative and construction vehicles parking and turning, and plant and storage of building materials and any excavated materials, huts and all working areas 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

8 Before the development hereby approved is commenced a sustainability strategy shall be submitted to and approved in writing by the Local Planning Authority relating to provisions for energy efficiency and reduction in regard to heating methods, heat recovery systems, insulation, water reduction and grey water recycling systems, materials sourcing and use of local labour. The development shall be undertaken in accordance with such approved sustainability strategy.

Reason: In the interests of ensuring that the development has due regard to national and regional sustainability objectives as promoted in Planning Policy statements and the South East Plan.

9 Any tree/scrub/hedgerow removal or works is limited to outside of the bird breeding season (i.e. outside of the period March to August inclusive, although nesting birds are protected at all times), or only carried out immediately following an inspection to confirm the absence of nesting birds.

Reason: To ensure adequate protection of breeding birds.

10 Development shall not begin until a surface water drainage scheme and programme for the site, based on sustainable drainage principles (SUDS), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a maintenance programme and establish ownership of the drainage system.

Reason: To prevent the increased risk of flooding and to improve and protect water quality, improve habitat and amenity, and ensure future maintenance.

11 The existing access(es) to the site shall be stopped up and abandoned and the footway crossing shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

Reason: In the interests of highway safety and the amenities of the area.

12 The parking area including the garage 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.

13 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

14 The ground and first floor window(s) in the north and south elevations to the bathrooms and external balustrades to external balconies (southern balustrade of ground and 1st floor to A2 and A4, and northern balustrade of ground and first floor to B2 and B4) of the development hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in accordance with this condition at all times.

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

15 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 the dwellings are occupied. Development shall be carried out in accordance with the approved details.

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

16 No development shall commence until large scale 1:10 fully detailed and annotated elevations and typical sections through the elevations of the fenestration, doors, roof eaves and parapet walls of each building has been submitted to and approved by the Local Planning Authority in writing. Windows shall show a minimum of 100mm reveals. Each building shall be constructed in accordance with the approved details before it is occupied and the external works shall be implemented in accordance with the approved details before the last unit occupied.

Reason: In the interests of preserving the visual amenities and character of the area.

### **Informatives**

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

South East Plan 2009: SP3, CC1, CC4, CC6, CC7, H4, H5, T4, BE1, BE2.  
Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.9, DP.10,  
HE.1, H.3, H.7, RT.4, T.1, T.2, T.3, T.4, T.5, W.1

2. 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.

3. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St. James House, 39A Southgate Street, Winchester, S023 9EH, tel: 01962 858688 or [www.southernwater.co.uk](http://www.southernwater.co.uk)

4. It is recommended that for condition 15, park railings shall be an appropriate boundary treatment.

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.

6. No materials shall at any time be burnt on site.

**Winchester Town**

**Ward**

**St Paul**

**02 Conservation**

**Area:**

**Case No:** 10/00764/FUL

**Ref No:** W21765

**Date Valid:** 22 March 2010

**Grid Ref:** 446650 130109

**Team:** EAST

**Case Officer:** Lorna Hutchings

**Applicant:** Alfred Homes

**Proposal:** (AMENDED DESCRIPTION) Demolition of existing 2 no. dwellings at 45, 47 and including land to the rear of 49a Chilbolton Avenue and replace with 6 no. two bedroom dwellings and 6 no. four bedroom dwellings with associated access, car parking and landscaping

**Location:** 45 Chilbolton Avenue, Winchester, Hampshire, SO22 5HJ

**Officer:** PER

**Recommendation**

:



### **Committee Decision:**

Subject to the applicant entering into a legal agreement to deal with off site highway contributions and open space contributions then the Application Permitted subject to the following condition(s):

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

### **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. 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.

#### Tree protection

Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Alfred/45Chilb/001 revised Oct 2010 written by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

#### Inspection of fencing

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 the map TPP-45Chilb/001 and the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Alfred/45Chilb/001. Telephone 01962 848428.

#### Construction of special engineering under tree canopies

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 848428.

### Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement AIA/AMS-KC/Alfred/45Chilb/001 section 9 and appendix

### No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with Method Statement the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Alfred/45Chilb/001 section 10 shall be agreed in writing to the Local Planning Authority.

### Arboricultural Supervision

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity

4 No development shall take place until full 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:

- Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;
- Hard surfacing materials (to be permeable);
- Minor artefacts and structures (refuse or other storage units, signs and lighting etc);
- Proposed and existing functional services above and below ground (e.g. Drainage power, communications cables, pipelines etc, indicating lines, manholes, supports etc).

Soft landscaping works shall include:

- planting plans including arrangements for new planting along the south and western boundaries (for new trees, hedges and other planting);

- written specifications (including cultivation and other operations associated with plant and grass establishment);
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- retained areas of grassland;
- implementation programme.

Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order).

5 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

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

6 A management plan, including long term design objectives for landscaping, including transitional arrangements for the enhancement and eventual replacement of the hedging along the southern and western boundary, which includes management responsibilities and maintenance schedules for this and all the landscape areas and common parts, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development for its permitted use. The landscape and common parts 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 and other areas of communal, public, nature conservation and historic significance and in the interests of the residential amenities of the occupiers of the occupiers of Stockers Avenue.

7 Before the development hereby approved is commenced a sustainability strategy shall be submitted to and approved in writing by the Local Planning Authority relating to provisions for energy efficiency and reduction in regard to heating methods, heat recovery systems, insulation, water reduction and grey water recycling systems, materials sourcing and use of local labour. The development shall be undertaken in accordance with such approved sustainability strategy.

Reason: In the interests of ensuring that the development has due regard to national and regional sustainability objectives as promoted in Planning Policy statements and the South East Plan.

8 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 the dwellings are occupied. Development shall be carried out in accordance with the approved details.

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

9 Any tree/scrub/hedgerow removal or works is limited to outside of the bird breeding season (i.e. outside of the period March to August inclusive, although nesting birds are protected at all times), or only carried out immediately following an inspection to confirm the absence of nesting birds.

Reason: To ensure adequate protection of breeding birds.

10 Any existing piles of vegetation, compost heaps, log piles etc shall be dismantled by hand between March and September (inclusive) only, allowing any animals to disperse naturally into the remaining area of garden. Any grassland/scrub vegetation impacted by the works will be carefully cleared by hand (e.g. strimmed) and then closely mown, working towards the site boundaries, during the period March to September (inclusive) only, allowing any animals to disperse into the surrounding areas. Thereafter the vegetation shall be maintained as closely mown to dissuade reptiles from using the area until site clearance is completed.

Reason: In order to secure adequate ecological mitigation, in particular for protected species.

11 Prior to commencement of the works a scheme of biodiversity and ecological enhancements shall be submitted to and approved in writing by the local planning authority, and thereafter implemented during development. Enhancements may include native and locally appropriate planting to provide habitat and food sources for species such as birds, bats and reptiles, wildflower areas, creation of ponds and other habitat features such as habitat (log) piles, and provision of bird, bat and insect boxes (this should be cross referenced to the requirements of the landscaping and species mitigation conditions). Development shall be carried out in accordance with the approved details with enhancements thereafter permanently retained.

Reason: In order to provide biodiversity enhancements in line with PPS9 and policy CE11 of the Local Plan.

12 Details of provisions to be made for the parking and turning on-site of contractual, operative and construction vehicles parking and turning, and plant and storage of building materials and any excavated materials, huts and all working areas 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

13 The existing access(es) to the site shall be stopped up and abandoned and the footway crossing shall be reinstated to the requirements of the Local Planning

Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

Reason: In the interests of highway safety and the amenities of the area.

14 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 to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

15 Development shall not begin until a surface water and foul sewage drainage scheme and programme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include a management and maintenance programme and establish ownership of the drainage system.

Reason: To ensure adequate drainage and future maintenance.

16 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

17 No development shall commence until large scale 1:10 fully detailed and annotated elevations and typical sections through the elevations of the fenestration, doors, roof eaves of each building has been submitted to and approved by the Local Planning Authority in writing. Windows shall show a minimum of 100mm reveals. Each building shall be constructed in accordance with the approved details before it is occupied and the external works shall be implemented in accordance with the approved details before the last unit occupied.

Reason: In the interests of preserving the visual amenities and character of the area.

18 No gates shall be erected at the vehicular access to the site.

Reason: In the interest of highway safety, and to prevent the appearance of a gated community which would be out of character with 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:  
  
South East Plan 2009: SP3, CC1, CC4, CC6, CC7, H4, H5, T4, BE1, BE2.  
Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.9, DP.10, HE.1, H.3, H.7, RT.4, T.1, T.2, T.3, T.4, T.5, W.1, CE.9, CE.10, CE.11
3. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).
4. 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 Atkins Ltd, Anglo St, James House, 39A Southgate Street, Winchester, S023 9EH tel: 01962 858688 or [www.southernwater.co.uk](http://www.southernwater.co.uk)
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.
6. No materials shall at any time be burnt on site.

**Bramdean And Hinton Ampner  
Sutton**

**Ward Cheriton And Bishops**

**03 Conservation**

**Area:**

**Case No:** 10/03174/FUL

**Ref No:** W19493/04

**Date Valid:** 14 December 2010

**Grid Ref:** 460908 127837

**Team:** EAST

**Case Officer:** Mrs Anna Hebard

**Applicant:** Sir Michael And Lady Snyder

**Proposal:** (HOUSEHOLDER) Internal alterations and erection of new outbuilding and link (RESUBMISSION) (AFFECTS THE SETTING OF A LISTED BUILDING)

**Location:** Bramdean Manor, Church Lane, Bramdean, Alresford, Hampshire, SO24 0JS

**Officer** REF

**Recommendation**

:

**Committee Decision:**

OVERTURNED - APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

**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, or site preparation prior to development which has any effect on disturbing or altering the level or composition of the land, shall take place within the site until the applicant (or their agents or successors in title) has secured and implemented 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.

3 A revised Arboricultural Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

A person (Arboricultural Supervisor) who is suitably qualified and experienced in Arboriculture and who has a sound knowledge of BS 5837 (2005) shall be employed to write the Arboricultural Impact Assessment , Arboricultural Work method statement and tree protection plan. The appointed Arboricultural supervisor shall supervise the installation of the tree protection measures.

No arboricultural works shall be carried out to trees other than those specified and in accordance with the approved Method Statement

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

Reason: To ensure protection and long term viability of retained trees and to minimise impact of construction activity.

4 The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved Method Statement. Telephone 01962 848317.

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 protection and long term viability of retained trees and to minimise impact of construction activity.

5 Prior to the commencement of development, cross-section plans through the extension hereby approved shall be submitted to and approved in writing to the local planning authority. The plans shall demonstrate how the re-building of the existing single storey extension is proposed in relation to the link and garage. Development shall be carried out in accordance with the approved details.

Reason: To preserve the special interest of the listed building, in accordance with Local Plan Policy HE.14 and PPS.5

6 No development, or works of site preparation or clearance, shall take place until details, including a cross section of the existing and proposed ground levels of the development and details of the proposed driveway materials and construction has 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, and trees and to ensure appropriate materials.

### 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:-

Winchester District Local Plan Review 2006: DP3 HE14 HE1 DP4 CE23  
South East Plan 2009: C2

**Bramdean And Hinton Ampner  
Sutton**

**Ward**

**Cheriton And Bishops**

**04**

### **Conservation**

**Area:**

**Case No:** 10/03175/LIS

**Ref No:** W19493/05LB

**Date Valid:** 14 December 2010

**Grid Ref:** 460908 127837

**Team:** EAST

**Case Officer:** Mrs Anna Hebard

**Applicant:** Sir Michael And Lady Snyder

**Proposal:** Internal alterations and erection of new outbuilding and link  
(RESUBMISSION)

**Location:** Bramdean Manor, Church Lane, Bramdean, Alresford,  
Hampshire, SO24 0JS

**Officer** REF

**Recommendation**

:

### **Committee Decision:**

OVERTURNED - APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

### **Conditions/Reasons**

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the listed building.

3 Prior to the commencement of the relevant part of the approved works, the following samples and details are to be submitted to the Local Planning Authority and approved in writing. The works are to be carried out in accordance with the approved samples and details.

- a) samples of external facing bricks and roof tiles,
- b) specifications of brick bond, pointing and mortar,
- c) detailed elevations at 1:10 scale of all proposed new external windows, doors and bargeboards, and typical sections at 1:2 scale of heads and cills,

Reason: To preserve the special interest of the listed building, in accordance with Local Plan Policy HE.14 and PPS.5

### **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:-

Winchester District Local Plan Review 2006: DP3 HE14 HE1 DP4 CE23  
South East Plan 2009: C2

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