

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA 26 May 2005

Item No: 02
Address: Kingsmead Kingsgate Road Winchester Hampshire SO23 9PG
Parish/Ward Winchester Town
Proposal Description: Demolition of existing single storey nursery building
Applicants Name Mr & Mrs Gaskell
Case No: 05/00841/LBC
W No: W11229/11LBCA
Case Officer: Mr Simon Avery
Date Valid: 24 March 2005
Delegated or Committee: Committee Decision
Reason for Committee: At the request of a councillor
Site Factors: Conservation Area

PLEASE SEE ACCOMPANYING REPORT W11229/12

Recommendation

APPROVE – subject to the following conditions:

Conditions/Reasons

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

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

02 The existing building shall be demolished and all resultant materials removed from the site before the development approved by permission W11229/12 is commenced unless otherwise agreed by the Local Planning Authority in writing.

02 Reason: To safeguard the amenity of the local community.

03 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 in accordance with the submitted Tree Protection Schedule in the Tree Survey and Protective Fencing Report by CBA Trees, Reference CBA5477.

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

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Informatives

01. 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.

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

Hampshire County Structure Plan Review: UB3, E16

Winchester District Local Plan Proposals: HG6, HG7, HG9, HG11, EN5, EN7, EN9, W1

Emerging Development Plan- WDLP Review Deposit and Revised Deposit: DP3, DP5, HE4, HE5, HE7, W1