

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**24 July 2008**

**Attendance:**

Councillors:

Jeffs (Chairman) (P)

Barratt (P)  
Baxter (P)  
Busher (P)  
Fall (P)  
Huxstep

Johnston (P)  
Lipscomb (P)  
Pearce (P)  
Ruffell (P)  
Tait (P)

**Deputy Members:**

Councillor Berry (Standing Deputy for Councillor Huxstep)

**Others in attendance who addressed the meeting:**

Councillors Allgood, Read and Stallard

**Others in attendance who did not address the meeting:**

Councillor Godfrey

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1. **APPOINTMENT OF VICE-CHAIRMAN FOR THE MEETING**

RESOLVED:

That Councillor Baxter be appointed Vice Chairman for the meeting.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee held on 16 June, 17 June and on 3 July 2008 be approved and adopted.

3. **CHAIRMAN'S ANNOUNCEMENTS**

As this was her last Committee before she left the Council, the Chairman thanked Pat Horsler (Planning Solicitor) for her hard work and support and on behalf of the Committee, wished her all the best for the future. The Chairman

also welcomed back Bill Lynds (Planning and Property Barrister) to the Council.

4. **DEVELOPMENT CONTROL SCHEDULE**  
(Report PDC757 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.

The Chairman (Councillor Jeffs) declared a personal (but not prejudicial) interest in respect of Item 3, as his wife was the Chair of the New Alresford Town Council Planning Committee, which had commented on the application. Councillor Jeffs confirmed that he had no involvement whatsoever in the Town Council's deliberations and he therefore spoke and voted thereon.

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Item 10 as he was a member of the Council of the City of Winchester Trust, which had commented on this application. However, he had taken no part in the Trust's consideration of this item and he spoke and voted thereon. Councillor Lipscomb also declared a personal (but not prejudicial) interest in respect of Item 11 as he was, at the time of the application, the Council's representative on the South Downs Joint Committee and had served on their Planning Committee. However, he had taken no part in its consideration of this item and he spoke and voted thereon.

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

Item 1: Downlands Estate Development, Downlands Way, South Wonston - Case Number 08/00812/OUT

The Head of Planning Control updated the Committee that, since the publication of the Report, there had been further responses to consultation, as follows.

The Landscape and Arboriculture Officer had raised concerns regarding the number of trees to be removed and therefore requested that the submitted landscape scheme include replacement trees of some stature. Concerns were also raised with regard to the pressure on the existing trees, due to overshadowing of plots within the southern part of the site and of the need to clarify the future management of trees within the areas of public open space. However, there was no formal objection to the proposals, subject to Conditions 7 and 9 with regard to landscape and design.

Natural England objected to the application due to insufficient survey information to demonstrate whether or not the development would have an adverse effect on legally protected species. As outline consent had previously been granted for the site, the Head of Planning Control recommended an additional Condition 15 regarding an ecological investigation and survey of the

site, prior to development. Any ensuing remediation should be approved and implemented to the satisfaction the Local Planning Authority.

Mrs Berrygreen, Mr Churcher (both residents) and Ms Peal (representing South Wonston Parish Council) spoke against the application. Mr Harris (agent on behalf of the applicant) spoke in support.

At the conclusion of debate, the Committee agreed to grant outline planning permission for the reasons (and subject to the Conditions and Legal Agreement) as set out in the Report and with the addition of a Condition 15 with regard to an ecological survey, as referred to above.

Item 2: Downlands Estate Development, Downlands Way, South Wonston - Case Number 08/00944/FUL

The Head of Planning Control updated the Committee regarding further responses to consultations, which had been received since publication of the Report. These were from the Landscape and Arboriculture Officer and from Natural England and had additionally been received in response to the outline permission for the site, as described in item 1, above. The Head of Planning Control recommended that a further condition (Condition 15) regarding an ecological survey to mitigate the concerns of Natural England, was also appropriate to this application.

The Head of Planning Control also reported that, since publication of the Report, a contribution to the Open Space Fund had been received together with other associated fees.

Mrs Berrygreen, Mr Churcher (both residents) and Ms Peal (representing South Wonston Parish Council) spoke against the application, whilst Mr Harris (agent on behalf of the applicant) spoke in support.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the Conditions and Legal Agreement) set out in the Report and with the addition of a Condition 15 with regard to an ecological survey, as referred to above.

Item 3: Hills Lea, Winchester Road, Alresford – Case Number: 08/00967/FUL

Mr Gentry (representing New Alresford Town Council) spoke against the application.

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

Item 5: Land to rear of properties Hazeldene to St Osyth, Rareridge Lane, Bishops Waltham 08/01204/FUL

The Head of Planning Control updated the Committee that, since the publication of the Report, there had been a further response to consultation.

The Landscape and Arboriculture Officer had suggested that the space proposed between Plots 7 and 8 should be enlarged and a greater emphasis made of the communal amenity area centered on the Walnut Tree.

Mr Butt, Mrs Belfield (both residents) and Mr Tutton (agent representing the owner of 12 Byron Close) spoke against the application and Mr Reay (agent for the applicant) spoke in support.

During discussion, the Head of Planning Control drew Members' attention to the significance of the Planning Inspector's previous decision (as appended to the Report) to refuse an earlier application at the site. The applicant had, in this revised proposal, attempted to respond to the Inspector's concerns of design, scale and massing. The Head of Planning Control therefore explained that the current application reduced the built-form of development and had a more appropriate built form and sympathetic design, with improved spatial characteristics and as a consequence, recommended its approval.

The Highway Development Control Engineer clarified that the proximity of the access route to the site to a bend of Rareridge Road was not hazardous and therefore a Highways objection could not be sustained.

However, during debate, the Committee raised concerns that the application had not offered a sufficient improvement in its design to address the Inspector's reasons for dismissing the appeal. It was considered that the development (particularly plots 1- 5) was too cramped, plots and gardens were too small and the houses too suburban in their built form and did not relate sympathetically to existing dwellings in Rareridge Lane, nor to the 'transitional' density of this area of the town towards open countryside.

At the conclusion of debate, the Committee agreed to not grant planning permission. The Committee delegated authority to the Head of Planning Control (in consultation with the Chairman) to agree detailed reasons for refusal, based on the concerns raised by Members above and to also include the standard reasons regarding open space and transport contributions.

Item 6: Meadows Farm, Ervills Road, Worlds End, Hambledon – Reference Number 08/00764/FUL

The Head of Planning Control updated the Committee that, since publication of the Report, Ward Members Councillors Allgood and Read had requested that a Planning Development Control (Viewing) Sub Committee be convened to inspect the existing access to the site, local highways and other matters related to the proposals. Hambledon Parish Council also restated its objection to the application and Councillor Evans representing Wickham Ward had also

expressed concern. Also since publication of the Report, representation had been received from Mark Oaten MP supporting the objection lodged by the Worlds End Residents' Association.

The Head of Planning Control recommended an additional Condition to obviate any risk of flooding as a consequence of the proposal. This required the levels of the proposed access track to be agreed in writing with the Local Planning Authority, and the development carried out in accordance with these approved levels. Furthermore, an Informative was proposed to remind the applicant that they were required to apply to the Environment Agency for a Flood Defence Consent prior to the commencement of work, should consent be granted. A further Informative was also recommended to clarify that drawing number P810/01 Rev B of this current application had been included in error, as this referred to a previous application at this site.

Mrs Kanavan (representing the Words End Residents' Association), Mr Lander-Brinkley (representing Denmead Parish Council), Mr Gibbs (representing Boarhunt Parish Council) and Ward Councillors Stallard, Allgood and Read all spoke against the application. Mr Stubbs (agent for the applicant) spoke in support.

In summary, Councillor Stallard raised concerns based on previous flooding at Hambledon, a matter that was likely be exacerbated by construction of the new access track, as the fields were a crucial floodplain and acted as a 'sponge'. She also drew attention to the Council's refusal to allow storage facilities close to the site. This therefore suggested that the Council had acknowledged the importance of the character and setting of this countryside location. Councillor Stallard also drew attention to the Hampshire County Council publication 'Hampshire Treasures' that listed the meadow where the track and new access were to be built. She considered that it was likely that threatened wildlife in the area would be affected during construction and also from the track's continued use. There were also footpaths that crossed the site and that rights of way issues had not been addressed. Councillor Stallard also drew attention to the matters raised by Denmead Parish Council in their objection to the application (as detailed on the case file).

Councillor Stallard was also concerned that an agricultural need for the proposal had not been demonstrated, especially as a farm track already existed which was suitable for agricultural vehicles and machinery. Further to this, she reported that the technical plans for the proposals had been drawn up by a civil engineering firm. She suggested that the site could be utilised for storing heavy engineering plant required for construction of the West of Waterlooville Major Development Area and, if this were to be the case, local roads would be unable to sustain such movements. To alleviate these concerns, she suggested that a Condition be added to any permission granted that the proposals should be used for agricultural vehicles only. Any proposed change of use from agriculture should also be subject to separate planning application, in accordance with Policy CE16 of the Local Plan.

Finally, referring to the strong local opposition to the proposal, Councillor Stallard stated that the relevance of a recent appeal case to allow new access track in an Area of Outstanding Natural Beauty in Cornwall, should be disregarded. Councillor Stallard urged that the application be referred to the Planning Development Control (Viewing) Sub Committee to observe first-hand the matters raised during her presentation.

Councillor Allgood advised that he supported the concerns raised against the application in public participation, including those of the Parish Council. He reiterated Councillor Stallard's presentation and pointed out that, as adjoining Ward Members, Councillors Coates and Evans also opposed the application. He urged the Committee to establish a Planning Development Control (Viewing) Sub Committee to visit the site.

Councillor Read reiterated the matters raised by his fellow Ward Members, including their request for a Viewing Sub Committee. Councillor Read requested that photographs of recent flooding in the area, as submitted by local residents, be presented to the Committee.

During discussion of the matters raised by the Ward Councillors, the Head of Access and Infrastructure clarified that he was satisfied that the applicant had demonstrated that the proposed new access to the site met current road safety standards. With regard to the potential for flooding from the site, in particular from the implementation of a new track, Member's attention was drawn to the subsequent Condition for agreement of existing levels and that this must not be exceeded. The construction of the new bridge over the river was also satisfactory, as it was sufficiently high to not impede water flow at peak times. The Head of Planning Control confirmed that speculation as to the applicant's intentions for the future use of the proposed development was not a material consideration with regard to this application.

At the conclusion of debate, it was agreed that the application be referred to the Planning Development Control (Viewing) Sub Committee to be held at 11am on Thursday 7 August 2008 at Ashling Pavilion Hall, King George's Field, Southwick Road, Denmead. Prior to this, at 9.30am, Members of the Sub Committee only would visit the site to observe the context of the new track with the river and also the visual impact of the proposals overall within the local area. Members would also observe the proposed new access to the site with regard to the local highways.

Item 7: Ludville, Winchester Road, Waltham Chase – Reference Number 08/00748/FUL

The Head of Planning Control updated the Committee that, since publication of the Report, it had been confirmed that a Highways Contribution was not required as the application was submitted and valid before 2 April 2008, which was the procedural start date for this policy.

Ms Mendes (agent for the applicant) spoke in support of the application.

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

Item 8: The Old Tin Barn, Longwood Road, Owslebury – Case Number 08/01433/FUL

The Head of Planning Control updated the Committee that, since publication of the Report, two further letters of objection had been received with similar concerns to those summarised within the Report. A further letter commenting on the proposals had also been received. These were placed on the case file.

Mr Manship (representing Owslebury Parish Council) spoke against the application and Mr Penfold (agent for the applicant) spoke in support.

At the conclusion of discussion, the Committee agreed to not grant planning permission for the reasons set out in the Report.

Item 11: Fields off Harrowgate Lane, Denmead - Reference Number 08/00838/FUL

The Head of Planning Control updated the Committee that, since publication of the Report, Hambledon Parish Council had submitted representation opposing the proposal. Councillor Coates (a Ward Member), who proposed an additional reason for refusal on highways safety grounds, supported this objection.

Mr Hallett (representing Denmead Parish Council) spoke against the application and Mr Tutton (agent for the applicant) spoke in support.

During debate, the Head of Planning Control clarified that although Local Plan policies were generally supportive of equestrian use of land, this should only be in appropriate areas. The Committee also noted that a previous appeal decision for land next to this site had drawn attention to the cumulative impact of equestrian use of the land at this location, leading to intensification of use that could damage its special character. Although Conditions could be added to any consent granted to control the level of equestrian use, this was likely to be challengeable on appeal as unreasonable. The Head of Legal Services also reminded that the proposal was contrary to policy and the location of the site was within the Area of Outstanding Natural Beauty and therefore was worthy of special protection. Further to this, the granting of consent could be used as a precedent for future intensification of use in similar sensitive locations.

At the conclusion of debate, the Committee agreed that the application be refused for the reasons set out in the Report.

The following items had no public participation:

Item 4: Land to rear of 32 – 36 Mill Road, Denmead – Case Number 08/00825/FUL

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

Item 9: The Grovewood, Chase Grove, Waltham Chase – Reference Number 08/01433/FUL

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

Item 10: Street Record, Parchment Street, Winchester – Reference Number 08/01135/FUL

The Head of Planning Control advised that since publication of the Report, an additional informative was recommended to advise the applicant that a licence for the proposed works should be sought from Hampshire County Council, as required by Section 169 of the Highways Act 1980.

Following debate, the Committee agreed that the item be deferred for determination at a future meeting, to allow for further advice and clarification by officers regarding consideration of the planning merits of the application including the relevance, or otherwise, of the artistic merits of the proposal.

#### 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 Items 1 and 2 (Downlands Estate, South Wonston), planning permission be granted for the reasons given and subject to the Conditions and Legal Agreement as set out in the Report, with the addition of a Condition 15 with regard to an ecological survey.
3. That, in respect of Item 5 (Land to rear of Hazeldene to St Osyth, Rareridge Lane, Bishops Waltham), planning permission be refused and that the Head of Planning Control be delegated authority (in consultation with the Chairman) to agree detailed reasons for refusal, based on the Committee's concerns that the development (specifically plots 1-5) was too cramped, plots and gardens were too small and the houses too suburban in their built form and did not relate sympathetically to existing dwellings in Rareridge Lane and to the



'transitional' density of this area of the town towards open countryside. Standard reasons regarding open space and transport contributions should also be included.

4. That, in respect of Item 6 (Meadows Farm, Worlds End), determination be referred to the Planning Development Control (Viewing) Sub Committee to be held at 11am on Thursday 7 August 2008 at Ashling Pavilion Hall, King George's Field, Southwick Road, Denmead to take account of the context of the new track with the river and also the visual impact of the proposals overall within the local area. Members would also observe the proposed new access to the site with regard to the local highways.

5. That, in respect of Item 10 (Street Record, Parchment Street, Winchester), determination be deferred to a future meeting of the Planning Development Control Committee to allow for further consultation on the artistic merits of the proposal, so to assist the Committee in considering the principle of application only, including the relation of the proposed structure to the immediate street scene.

The meeting commenced at 9.30am, adjourned for lunch at 12.45pm, recommenced at 1.35pm and concluded at 5pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE: DEVELOPMENT CONTROL MEETING

**RESOLUTIONS**

**24.07.2008**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND RESOLUTIONS THEREON

<b>Item</b>	<b>South Wonston</b>	<b>Ward</b>	<b>Wonston And Micheldever</b>
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**01 Conservation**

**Area:**

**Case No:** 08/00812/OUT

**Ref No:** W00683/25

**Date Valid:** 1 April 2008

**Grid Ref:** 446590 135699

**Team:** EAST

**Case Officer:** Mr Tom Patchell

**Applicant:** Bellway Homes (Wessex)

**Proposal:** Erection of 35 no. dwellings (OUTLINE - considering siting and access) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

**Location:** Downlands Estate Development Downlands Way South Wonston Hampshire

**Officer** PER

**Recommendation:**

**Committee Decision:**

Application Approved, subject to the following conditions and the applicant entering into a legal agreement to secure:

- Affordable housing 10 units to be provided on-site, in a location to be agreed with the Housing Strategy and Development Manager.
- Financial contribution equivalent to 0.5 of a dwelling
- Public open space contributions for the following:
  - Open Space
  - Commuted sum for grounds maintenance
  - Inspection fee
- Public pedestrian and cycle access through the site in the event that the roads are not adopted, including public access to the Ox Drive.
- The provision and maintenance of public open space and play equipment.

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

**Conditions/Reasons**

1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

2 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

- the siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.-
- the design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.
- the details of materials/treatment to be used for hard surfacing.-
- the layout of foul sewers and surface water drains.-
- the manner of treatment of any existing water courses and ditches.-
- the provision to be made for the parking, turning, loading and unloading of vehicles.
- the alignment, height and materials of all walls and fences and other means of enclosure.
- the provision to be made for the storage and disposal of refuse.
- the finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.
- details of the siting, external appearance and materials to be used for any statutory undertakers or service providers equipment such as electricity sub-stations, gas governors, telecommunication cabinets.
- the provision to be made for street lighting.
- landscape considerations including:
  - (i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;

- (ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
  - (iii) the arrangements to be made for the future maintenance of landscaped and other open areas.
- the details of materials/treatment to be used for hard surfacing.
  - the alignment, height and materials of all walls and fences and other means of enclosure.
  - the finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.
  - the provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.
  - the provision to be made for the storage and disposal of refuse.
  - the provision to be made for the parking, turning, loading and unloading of vehicles.
  - the layout of foul sewers and surface water drains.
  - the design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

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).

3 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 before each house is occupied.

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

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 development permitted by Classes A, B, C, D and 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.

5 The garages hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: In the interests of the amenities of the locality.

6 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:
- other vehicle and pedestrian access and circulation areas:
- hard surfacing materials:
- minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, lighting etc).
- 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;
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- planting plans:
- implementation programme:

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

7 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.

8 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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.

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 The existing trees shown as being retained within the Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement - Construction Phase, dated 14 March 2008, prepared by Mark Hinsley Arboricultural Consultants, reference number APP/5/01/app 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 BS 5837, and as shown by plan reference number 1231-5, tree survey and tree protection plan construction phase - proposed development. This fencing shall be erected before development commences and shall be retained until the development has been substantially completed.

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

11 Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites – code of practice and Contaminated Land Reports 7 to 11 or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

12 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of E110c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions E110c) has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

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 No development shall take place until details of the bollards to be erected at the eastern and western end of the emergency link and the method to prevent vehicular use of the footpath link to Downs Road have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of the adjoining occupants and to prevent the creation of a vehicular 'through route' within the development.

15 No demolition of any buildings pursuant to the permission hereby granted shall commence until the applicant or their agents or successors in title has undertaken a detailed Phase II ecological investigation and survey of the site at an appropriate time of year and submitted the findings to the Local Planning Authority for consideration together with a scheme of mitigation and programme for implementation of such measures. The approval in writing of the LPA shall be obtained before any work is commenced and the approved details shall be fully implemented as approved before the dwellings are occupied.

Reason: To ensure that any ecological interest on the site is properly dealt with.

### **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: No saved policies of relevance  
Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.6, DP.10, CE.10, HE.1, HE.2, H.1, H.3, H.5, H.7, RT.4, T.1, T.2, T.3, T.4 and T.5

3. All works including demolition and construction should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. No materials should be burnt on site. Where allegations of statutory nuisance are sustained by the Environmental Health and Housing Department, and 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	South Wonston	Ward	Wonston And Micheldever
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**02 Conservation**

**Area:**

**Case No:** 08/00944/FUL

**Ref No:** W00683/26

**Date Valid:** 1 April 2008

**Grid Ref:** 446590 135699

**Team:** EAST **Case Officer:** Mr Tom Patchell

**Applicant:** Bellway Homes (Wessex)

**Proposal:** Erection of 35 no. dwellings with associated garaging and car parking, new access, landscaping (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

**Location:** Downlands Estate Development Downlands Way South  
Wonston Hampshire

**Officer** PER

**Recommendation:**

**Committee Decision:**

Application Approved, subject to the following conditions and the applicant entering into a legal agreement to secure:

- Affordable housing 10 units to be provided on-site, in a location to be agreed with the Housing Strategy and Development Manager.
- Financial contribution equivalent to 0.5 of a dwelling
- Public open space contributions for the following:
  - Open Space - £35,521
  - Returnable bond to cover the laying out of the on-site public open space - £25,478
  - Inspection fee - £532
- Public pedestrian and cycle access through the site in the event that the roads are not adopted, including public access to the Ox Drive.
- The provision and maintenance of public open space and play equipment.

(Note: If the Legal Agreement is not completed within 6 months then the application maybe 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 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 before each house is occupied.

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, B, C, D and 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.

4 The garages hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: In the interests of the amenities of the locality.

5 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:
- minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, lighting 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:
- manner and treatment of watercourses, ditches and banks:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- planting plans:

- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- hard surfacing materials:
- existing and proposed finished levels or contours.

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

6 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.

7 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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.

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 The existing trees shown as being retained within the Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement - Construction Phase, dated 14 March 2008, prepared by Mark Hinsley Arboricultural Consultants, reference number APP/5/01/app 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 BS 5837, and as shown by plan reference number 1231-5, tree survey and tree protection plan construction phase - proposed development. This fencing shall be erected before development commences and shall be retained until the development has been substantially completed.

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

10 Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites – code of practice and Contaminated Land Reports 7 to 11 or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

11 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of E110c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions E110c) has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

12 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.

13 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 shall, at any time, be constructed in the northern elevation of Plot 28 hereby permitted.

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

14 No development shall take place until details of the bollards to be erected at the eastern and western end of the emergency link and the method to prevent vehicular use of the footpath link to Downs Road have been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenities of the adjoining occupants and to prevent the creation of a vehicular 'through route' within the development.

15 No demolition of any buildings pursuant to the permission hereby granted shall commence until the applicant or their agents or successors in title has undertaken a detailed Phase II ecological investigation and survey of the site at an appropriate time of year and submitted the findings to the Local Planning Authority for consideration together with a scheme of mitigation and programme for implementation of such measures. The approval in writing of the LPA shall be obtained before any work is commenced and the approved details shall be fully implemented as approved before the dwellings are occupied.

Reason: To ensure that any ecological interest on the site is properly dealt with.

### **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: No saved policies of relevance

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.6, DP.10, CE.10, HE.1, HE.2, H.1, H.3, H.5, H.7, RT.4, T.1, T.2, T.3, T.4 and T.5

3. All works including demolition and construction should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. No materials should be burnt on site. Where allegations of statutory nuisance are sustained by the Environmental Health and Housing Department, and 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.

5. The applicant is advised that conditions 2, 5, 7, 8, 10 and 14 attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. The Local Planning Authority is unable to give priority to this work and therefore any details, plans or samples required by conditions should be submitted to the Council at least 6 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

Item	New Alresford	Ward	The Alresfords
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**03 Conservation**

**Area:**

**Case No:** 08/00967/FUL

**Ref No:** W21112

**Date Valid:** 17 April 2008

**Grid Ref:** 457617 132280

**Team:** EAST

**Case Officer:** Mrs Jill Lee

**Applicant:** Mr Keith White

**Proposal:** Two storey rear extension with alterations to roof profile including front dormer

**Location:** Hills Lea Winchester Road Alresford Hampshire SO24 9EZ

**Officer** PER

**Recommendation:**

**Committee Decision:**

**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 The materials to be used in the construction of the external surfaces of the extension and alterations hereby permitted shall match those used in the existing building.

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

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 additional windows other than those expressly authorised by this permission shall, at any time, be constructed in the roof extension hereby permitted.

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



## Informatives

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

Winchester District Local Plan Review 2006: DP3.

Item	Denmead	Ward	Denmead
04	<b>Conservation Area:</b>		
	<b>Case No:</b>	08/00825/FUL	
	<b>Ref No:</b>	W21106	
	<b>Date Valid:</b>	7 April 2008	
	<b>Grid Ref:</b>	466536 111634	
	<b>Team:</b>	EAST	<b>Case Officer:</b> Nick Parker
	<b>Applicant:</b>	Mr N Goddard	
	<b>Proposal:</b>	Erection of 2 no. one bed , 2 no. two bed, 2 no. three bed and 1 no. four bed houses with associated access, parking and amenity	
	<b>Location:</b>	Land To The Rear Of 32 - 36 Mill Road Denmead Hampshire	
	<b>Officer</b>	PER	
	<b>Recommendation:</b>		
	<b>Committee Decision:</b>	Application approved, subject to the following conditions and the applicant entering into a S106 legal agreement to secure financial contributions towards off-site public open space and sustainable transport infrastructure.	

**(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 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 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 within the first planting season following the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- means of enclosure, including hedgerow planting:
- hard surfacing areas and hard surfacing materials:
- landscape areas.

Soft landscape details shall include the following as relevant:

- retention of existing trees and hedgerows
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- schedule of plants for the reinforcement of the existing hedgerow and new hedgerow planting:
- manner and treatment of watercourses, ditches and banks:
- implementation programme.

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

4 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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.

5 Prior to the commencement of the development approved by this planning permission, a scheme to deal with contamination shall be submitted to and approved in writing by the local planning authority. The scheme must include the following;

- a) a desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land.
- b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
- c) a remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and or gases when the site is developed and proposals for future

maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

d) Prior to the occupation of the development written verification by the competent person shall be submitted to and approved in writing by the local planning authority. The report must demonstrate that the remedial strategy approved has been implemented fully unless varied with the written agreement of the local planning authority in advance of implementation.

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

6 If during any stage of the development, unexpected contamination is identified then no further development shall be carried out until an assessment has been completed and a scheme to deal with any additional contamination is submitted and approved in writing by the local planning authority.

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

7 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.

8 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling it is intending to serve 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.

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 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 south and

north elevations of plots 4 and 7 as shown on drawing number 074 PD101 Rev A of the development hereby permitted

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

11 Prior to any demolition, construction or groundwork commencing on the site, an Arboricultural Method Statement (AMS), in accordance with BS5837:2005; shall be submitted to and approved by the Local Planning Authority. The AMS shall cover the following points relevant to the retention of trees:

- i) tree protection plan
- ii) tree protection measures including ground protection where appropriate
- iii) technical specification for low impact “no dig” construction of access and pathways within root protection areas.
- iv) schedule of works and arboricultural monitoring including pre start meetings with the local authority tree officer prior to commencement and prior to the installation of no dig surfacing
- v) specification of any proposed tree works required to facilitate the development

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 AMS.

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

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

Any deviation from the works prescribed or methods agreed in accordance with the AMS shall be agreed in writing by the Local Planning Authority.

Reason: In order to protect the existing trees during the works in the interests of the visual amenity of the area.

12 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.

13 The proposed hard-standing area shall use permeable materials only unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable drainage.

14 Development shall not commence until a system for the disposal of sewage and surface water, incorporating sustainable drainage principles (including methods for the retention/management of grey water and storm water within the site, such as water butts) and an assessment of the hydrological and hydro-geological context of the development, have been submitted to and approved by the Local Planning Authority. The scheme shall include a maintenance programme and establish ownership of the drainage system. The approved scheme shall subsequently be implemented in accordance with the approved details before the development is completed unless otherwise agreed in writing by the Local Planning Authority.

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

15 Prior to work commencing on the site details for the provision and retention of cycle parking in a satisfactory manner shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved plans prior to the occupation of the dwellings on the site.

Reason: To ensure the provision of cycle parking and to promote sustainable forms of transport.

16 Details of the floor slab levels and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the site. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of the locality and neighbouring residents.

17 The development shall be implemented in accordance with the findings of the approved Extended Phase 1 Habitat Survey (Marishal Thompson, 17th June 2008) including the provision of nest boxes for house sparrows, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of nature conservation.

18 No development (including ground clearance) shall take place until a dedicated reptile survey is undertaken of the site, then submitted to and approved in writing by the Local Planning Authority. Any mitigation measures proposed shall be fully implemented in accordance with the report findings unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of nature conservation.

### **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: DP1 (design), DP3 (design), DP4 (design), DP5 (design), DP6 (sustainability), H3 (development in built up areas), H7 (housing mix and density), RT4 (public open space), T1 (accessibility), T2 (access), T3 (layout), T4 (parking), T5 (off-site transport contributions)

3. All works including demolition and construction should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 maybe served.

4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Service an Abatement Notice may be served under the Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through burning of materials is a direct offence under The Clean Air Act 1993.

5. The Environment Agency will require that, for the range of annual flow rate probabilities, up to and including the 1% annual probability (plus 30% for the 1 in 100 year storm event, to allow for an increase in peak rainfall intensity over the lifetime of the development through climate change) the developed rate of runoff into a watercourse or sewerage network should be no greater than the undeveloped rate of runoff for the same event, whilst reducing flood risk to the site itself and adjacent properties.

Item	Bishops Waltham	Ward	Bishops Waltham
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**05 Conservation**

**Area:**

**Case No:** 08/01204/FUL

**Ref No:** W05135/04

**Date Valid:** 6 June 2008

**Grid Ref:** 456311 117698

**Team:** WEST

**Case Officer:** Mr James Jenkison

**Applicant:** Mapledean Developments Ltd

**Proposal:** 8 no. dwellings comprising 4 no. two bed, 1 no. three bed and 3 no. four bed with associated garages and car parking and formation of new access from Rareridge Lane (RESUBMISSION)

**Location:** Land To The Rear Of Properties Hazeldene To St Osyth Rareridge Lane Bishops Waltham Hampshire

**Officer** PER

**Recommendation:**

**Committee Decision:**

**REFUSED SUBJECT TO THE FOLLOWING CONDITION(S):-**

**Conditions/Reasons**

1 The application is contrary to policy DP.3 of the Winchester District Local Plan Review in that it would represent an unacceptably suburban and cramped form of development, including houses on small plots with limited private amenity space, particularly in respect of Plots 1-5. As a result, the scheme does not reflect, or respond positively to, the character of the existing residential development in Rareridge Lane to the south and east of the site.

2 The proposal is contrary to Policy RT.4 of the adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision for public recreational space to the required standard, and would therefore be detrimental to the amenities of the area and would undermine the plan's policies for recreational open space provision with the district.

3 The proposal is contrary to Policy DP.9 of the Winchester District Local Plan Review in that it fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.





Item	Shedfield	Ward	Shedfield
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**07 Conservation**

**Area:**

**Case No:** 08/00748/FUL

**Ref No:** W20888/01

**Date Valid:** 8 April 2008

**Grid Ref:** 456242 115779

**Team:** WEST

**Case Officer:** Lorna Hutchings

**Applicant:** Cornerstone Dwellings Ltd

**Proposal:** Erection of a pair of semi-detached and a detached two bedroom dwellings on land to the rear of Ludville and Highfield House

**Location:** Ludville Winchester Road Waltham Chase Hampshire SO32 2LG

**Officer** PER

**Recommendation:**

**Committee Decision:**

**Application approved, subject to the following conditions and the applicant entering into a Section 106 Agreement for**

- **A financial contribution of £5,640 towards the provision of public open space through the open space funding system**

**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 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 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:
- car parking layout:
- other vehicle and pedestrian access and circulation areas:
- 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:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

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 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 first occupation of the dwellings. Development shall be carried out in accordance with the approved details.

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

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

7 The hedgerow identified on the northern boundary to Lower Chase Road, shall be retained and maintained at a minimum height of 1.5m where not affected by new accesses, in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

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

8 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference Ludville Arboriculture Implication Study V2 written by Sarah Kiss Shawyers Tree Specialists and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.

9 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 Ludville Arboriculture Implication Study V2 written by Sarah Kiss Shawyers Tree Specialists. 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: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.

10 No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement Ludville Arboriculture Implication Study V2 written by Sarah Kiss Shawyers Tree Specialists. Any deviation from works prescribed or methods agreed in accordance with Method Statement Ludville Arboriculture Implication Study V2 written by Sarah Kiss Shawyers Tree Specialists, shall be agreed in writing to the Local Planning Authority.

Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.

11 The proposed access and drive, including the new vehicle crossings shall be laid out and constructed before the dwellings are occupied, in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE – A licence is required from Hampshire Highways Winchester, Central Depot Bar End Road, Winchester, SO23 9NP prior to commencement of access works.  
NOTE Whilst there is no requirement for the footway, as indicated on the proposed layout, the County Council will need to be contacted to agreed and approve the offsite highway works should the developer wish to pursue this. In addition, the Environment Agency and Land Drainage Authority (WCC) will need to be contacted to agree culverting of the ditchline to enable the footpath.

Reason: To ensure satisfactory means of access.

12 Before the development hereby approved is first brought into use, a minimum of two car parking spaces per dwelling shall be provided within the curtilage of the site and thereafter maintained and kept available for the parking of vehicles.

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

13 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment 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. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants, as the site has been identified as within 25m of land used for motor vehicle maintenance and repair.

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 development permitted by Classes A, B, C, D, E 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.

15 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 south, east and/or west elevation(s) of dwellings hereby permitted.

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

16 The first floor window(s) in the southern (plots 1,2 ,3) and western (plot 3) elevation of the listed dwellings hereby permitted shall be glazed in obscure glass which shall be fixed shut with the exception of a top hung openable fanlight, and thereafter retained.

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

### **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:  
Winchester District Local Plan Review 2006: H3, DP3, DP4, DP6, DP13, H7, RT4, T1, T2.

<b>Item</b>	<b>Owslebury</b>	<b>Ward</b>	<b>Owslebury And Curdridge</b>
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**08 Conservation**

**Area:**

**Case No:** 08/01205/FUL

**Ref No:** W14155/09

**Date Valid:** 19 May 2008

**Grid Ref:** 452307 124020

**Team:** EAST

**Case Officer:** Mr Simon Avery

**Applicant:**

**Proposal:** Replacement of existing building with a 2 bed detached dwelling

**Location:** The Old Tin Barn Longwood Road Owslebury Winchester Hampshire SO21 1LL

**Officer** REF

**Recommendation:**

**Committee Decision:**

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

**Conditions/Reasons**

1 The proposal is contrary to policy H.4 of the Winchester District Local Plan Review 2006 and supplementary planning guidance 'Implementation of Infilling Policy' in that the site is located in an unsustainable location in the countryside, where there is a presumption against new housing. The proposal fails to comply with the following criterion of the supplementary planning guidance:

(i) criterion (i) in that it has not been demonstrated that there is safe and convenient access, from the site, to the required range of local services, or public transport links;

(ii) criterion (ii) in that the site does not form a limited gap between permanent established buildings;

(iii) criterion (vii) in that the proposal fails to make efficient use of the site.

2 The proposal contrary to policy CE.24 and E.2 of the Winchester District Local Plan Review 2006 in that:-

(i) the building is not of a design and construction that is suitable for construction without substantial works;

(ii) it has not been demonstrated that all reasonable efforts to secure a re-use for economic development purposes have been unsuccessful or that the building or its location are unsuitable for employment use.

3 The proposal is contrary to Policy RT4 of the Winchester District Local Plan Revised 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.

4 The proposal is contrary to Policy DP.9 of the Winchester District Local Plan Review in that it fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.

### **Informatives**

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

Winchester District Local Plan Review 2006: DP.1, DP.3, CE.24, H.4

Item	Shedfield	Ward	Shedfield
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**09 Conservation**

**Area:**

**Case No:** 08/01433/FUL

**Ref No:** W04605/07

**Date Valid:** 29 May 2008

**Grid Ref:** 456087 115287

**Team:** WEST

**Case Officer:** Claire Burriss

**Applicant:** Mr D Ross

**Proposal:** Loft conversion with 7 no. velux windows; conversion of garage into accommodation; front porch; addition of new window at ground floor to side elevation

**Location:** The Grovewood Chase Grove Waltham Chase Southampton Hampshire SO32 2LF

**Officer** PER

**Recommendation:**

**Committee Decision:**

**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 The materials to be used in the construction of the external surfaces of the hereby permitted shall match those used in the existing building.

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

**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: DP.1, DP.3

Item	Winchester Town	Ward	St Bartholomew
10	<b>Conservation</b> <b>Area:</b> <b>Case No:</b> 08/01135/FUL <b>Ref No:</b> W21143 <b>Date Valid:</b> 29 May 2008 <b>Grid Ref:</b> 448220 129680 <b>Team:</b> WEST <b>Applicant:</b> Winchester City Council <b>Proposal:</b> Erection of sculpture arch spanning Parchment Street attached to no. 3 Parchment Street and no. 52 St. Georges Street  <b>Location:</b> Street Record Parchment Street Winchester Hampshire <b>Officer</b> PER <b>Recommendation:</b>  <b>Committee Decision:</b> <b>DEFER FOR FURTHER CONSIDERATION</b>		<b>Case Officer:</b> Mr Andrew Rushmer

Item	Denmead	Ward	Denmead
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**11 Conservation**

**Area:**

**Case No:** 08/00838/FUL

**Ref No:** W20243/01

**Date Valid:** 3 April 2008

**Grid Ref:** 466161 114092

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Miss C Jeffries

**Proposal:** Equestrian use of land and construction of access track  
(Amended Description)

**Location:** Fields Off Harrow Gate Lane Denmead Hampshire

**Officer** REF

**Recommendation:**

**Committee Decision:**

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

**Conditions/Reasons**

1 The proposed change of use of the land to equestrian and the associated use of the access track and hardstanding is considered to be contrary to policies CE.5 and CE.6 of the Winchester District Local Plan Review 2006, as it would harm the natural beauty, amenity, tranquillity and distinctive character of the East Hampshire Area of Outstanding Natural Beauty, and there are no economic or social reasons to justify overriding this policy.

2 The proposal would create an undesirable precedent which would make it difficult to refuse further similar applications.

**Informatives**

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

Winchester District Local Plan Review 2006: RT11, CE5, CE6  
Planning Policy Statement 7  
Equestrian Supplementary Planning Guidance

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