

PLANNING DEVELOPMENT CONTROL COMMITTEE

15 December 2011

Attendance:

Councillors:

Jeffs (Chairman)
Ruffell (Vice-Chairman - in the Chair) (P)

Berry (P)	McLean
Clear (P)	Pearce (P)
Evans (P)	Read (P)
Izard (P)	Tait (P)
Johnston (P)	
Laming (P)	

Deputy Members:

Councillor Phillips (Standing Deputy for Councillor McLean)
Councillor Scott (Standing Deputy for Councillor Jeffs)

Others in attendance who addressed the meeting:

Councillors Cook, Hiscock, Pearson and Wood

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 17 November 2011 be approved and adopted.

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

RESOLVED:

That Councillor Johnston be appointed as Vice-Chairman for this meeting only.

3. **DEVELOPMENT CONTROL SCHEDULE**
([Report PDC914 Refers](#))

The schedule of development control decisions arising from consideration of the above Report is circulated separately and forms an appendix to the minutes.

Councillor Scott declared a personal and prejudicial interest in respect of Item 10, as the applicant's agent who was addressing the Committee was a close associate. Councillor Scott left the room during consideration of this item.

Applications determined outside the area of the South Downs National Park:

The following items had speakers during public participation:

Item 1: Change of use of land and associated engineering works for the provision of 35 all weather pitches for touring caravans – land at Maybush Lane, Soberton – Case Number 11/02030/FUL

The Head of Planning Management drew the Committee's attention to the Update Sheet and advised that a legal agreement was no longer considered necessary, as the proposed conditions provided the necessary safeguards. This was noted.

The Head of Planning Management also apologised that the Inspector's Appeal decision at Mayles Lane, Knowle (as referenced on page six of the Report) had not been appended. This was now attached to the Update Sheet for the Committee's information.

Prior to the meeting, the Head of Planning Management had invited the Committee to informally visit the site on 13 December 2011 (in accordance with the Committee's procedures regarding pre-emptive site visits) where Members observed some of the matters referred to in the Report, including its impact on the area.

Councillors Pearce and Clear were unable to attend the site visit but they reported they considered that, after listening to the officer's presentation, they had sufficient information and understanding of the site to take part in the determination of the application.

Councillor Pearson (a Ward Member) , Mr Henderson and Mr Turton (both representing Soberton Parish Council) and Dr Nedwell spoke against the application. Mr Tutton (agent for the applicant) spoke in support.

In summary, Councillor Pearson advised that increased activity at the site was likely to have a detrimental impact on the rural landscape and on the amenity of local residents. He referred to the inadequacy of local rural lanes to cope with the additional traffic and that the location of the site was not sustainable due to a lack of local services. Councillor Pearson also referred to a previously refused planning application for the site in 2009 and queried why, in comparison to that application, the latest proposal was deemed acceptable.

In response, the Head of Planning Management clarified that the previous planning application for the site was for a more dense form of development, which had been unacceptable. The Committee was reminded of policies promoting rural tourism and businesses and the potential benefits to local services. There was also an established history of caravanning at the site.

The applicant proposed some improvements to the visibility splays at the entrances to the site and there was no evidence that there would be any demonstrable harm on the local road network from 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, with the deletion of the reference to the entering into a legal agreement (as described above).

Item 2: 7 no. dwellings (to include 3 no. affordable) and conversion of existing redundant farm building to form 1 no. further dwelling – Church Farm, Woodman Lane, Sparsholt – Case Number 10/02851/FUL

The Head of Planning Management drew the Committee's attention to a correction to the Report as referred to in the Update Sheet. The Public Open Space Contribution of £18,354 (for both sport and children's play) as quoted in the Report should be replaced with the figure of £9,711, because there was no requirement for off-site sports recreational open space, due to a surplus of sports provision in Sparsholt. The amended amount related solely to children's play. This was noted by the Committee.

Prior to the meeting, the Head of Planning Management had invited the Committee to informally visit the site on 13 December 2011 (in accordance with the Committee's procedures regarding pre-emptive site visits) where Members observed some of the matters referred to in the Report, including its setting and the proposed arrangements for vehicular access to the site.

Councillors Evans, Phillips, Pearce and Clear explained that, after listening to the officer's presentation, they considered that they had sufficient information and understanding of the site to take part in the determination of the application.

Mrs Horrill (representing Sparsholt Parish Council), Ms Housham and Councillor Wood (Ward Member) spoke against the application.

In summary, Councillor Wood was particularly concerned that access and egress to the site from Woodman Lane might have a detrimental impact on road safety at this location, especially due to the speed of traffic along this road.

In response, the Head of Planning Management drew attention to proposed improvements to the junction accessing the site from Woodman Lane. It was also considered that traffic movements and speeds through village at this location were not excessive. The new development would have little impact on the number of vehicles in the area.

During discussion, the Committee agreed that arrangements for the maintenance of the communal courtyard area and the trackway to the site be safeguarded, via the establishment of a management company. This should be secured by a Section 106 legal agreement. It was also agreed that an Informative be added with regard to working hours during construction.

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 and to the change to the amount of the Public Open Space Contribution payable, an amendment to the Section 106 legal agreement to ensure the establishment of a management company and an additional Informative with regard to working hours during construction (as referred to above).

Item 3: Demolition of redundant agricultural buildings – Church Farm, Woodman Lane, Sparsholt – Case Number 10/02852/LBC

The application was for Conservation Area consent associated with the proposals at Item 2 above.

It was also agreed that the Informative added to the planning permission granted at Item 2 above (with regard to working hours during construction) be additionally applied to this item.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the conditions) as set out in the Report with an additional Informative regarding working hours during demolition and construction (as referred to above).

Item 4: 2 no. four storey buildings to provide 117 student bedrooms, following demolition of six dwellings – land at junction of Sparkford Close and Sparkford Road, Winchester – Case Number 11/02045/FUL

The Head of Planning Management apologised that the Inspectors Appeal decision on the previous application as referenced on page 48 of the Report had not been attached. This was now included in the Update Sheet.

The Head of Planning Management also advised that two additional letters of representation had been received since the publication of the Report. These raised concerns that the pedestrian link to the adjacent Medecroft campus was not able to be secured by a legal agreement and that the management plan for the proposal was inadequate, lacking a 24 hour warden on site.

In addition, the Committee was advised that, since publication of the Report, the applicant had been in further discussions with the University of Winchester to resolve these issues. As a consequence, the applicant had submitted amended plans and an updated management plan, which involved changes to the lower ground floor plans. A seven bedroom flat was to be replaced with a four bedroom flat and a one bedroom warden's flat. The warden's flat was to provide 24 hour security and a 24 hour contact number would be provided for neighbours. These amended plans had been received since publication of the Report and were presented to the Committee.

It was also reported that the University of Winchester had also advised the applicant that it would allow pedestrian access through the Medecroft Campus to help reduce potential on-street noise. The University had also confirmed

that it was also willing to include the development in its University Managed Housing Scheme, which enabled the University to have more control over tenant behaviour. The Head of Planning Management therefore explained that Condition 22 (originally imposed by the Inspector when consent was granted for the previous 99 bedroom scheme) remained appropriate, and would ensure a pedestrian link through the Medecroft Campus.

The Head of Planning Management also advised that, having regard to the changes to the scheme proposed since publication of the Report, the description of the application be amended to read: Erection of 2 no. four storey buildings to provide 114 student bedrooms and 1 warden's flat, following the demolition of 6 dwellings. As a consequence, Condition 2 would require amendment to reflect the amended plan submitted. These changes were noted.

Mr Shaw and Councillor Mather (a Ward Member) spoke against the application and Mr Gardner (agent for the applicant) spoke in support.

In summary, Councillor Mather was concerned at the increase in the number of bedrooms compared to the previous scheme, which had been granted planning permission by the Planning Inspector. Councillor Mather was concerned that buildings of the proposed scale and mass were not appropriate to a residential area. Whilst welcoming the addition of a warden's flat to the scheme (and 24 hour contact number), Councillor Mather referred to the significant increase in the number of students living in the area and the detrimental impact on existing residents that this was likely to have.

During discussion, it was agreed that the Management Plan to be submitted in accordance with Condition 16 ensured that the Warden's flat was only occupied by a warden supervising students occupying the two blocks.

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 and the amendment to the description of the proposal, reference within Condition 2 to reflect the amended plan submitted since publication of the Report and a change to Condition 16 with regard to the warden's flat (all as referred to above).

Item 5: 1 no. agricultural workers dwelling (OUTLINE) – Goscombe Farm, Goscombe Lane, Gundleton – Case Number 11/01105/OUT

The Head of Planning Management drew attention to the Update Sheet which summarised emails in support of the application from Ward Members Councillors Cook and Jeffs, which had been received since publication of the Report.

Mrs Jackson (applicant) spoke in support of the application.

Following debate, the Committee agreed to refuse planning permission for the reasons set out in the Report

Item 6: Change of use to mixed A1/A4 – 73 Parchment Street, Winchester – Case Number 11/02309/FUL

The Head of Planning Management drew attention to the Update Sheet, which summarised a further letter supporting the application and a letter from a local resident withdrawing their initial objection. These had both been received since publication of the Report.

Councillor Hiscock (a Ward Member) spoke on behalf of residents of Parchment Street who had initially been concerned at the proposals. Mr Sclater (resident, who was previously objecting to the application) and Ms Brandwood (applicant) spoke in support.

In summary, Councillor Hiscock reported that residents were now generally satisfied at how the business was proposed to be conducted.

The Head of Planning Management and the Head of Legal Services advised that additional conditions suggested by residents to be imposed, including restricting deliveries between 1800 and 0800 hours, were unreasonable and unenforceable.

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 7: Extensions and alterations in connection with merging of No. 8 and 9 into 1 no. dwelling to include new front porch and replacement garage – 8 Churchyard Cottages, Haig Road, Alresford – Case Number 11/02534/FUL

Ms Ovenden and Councillor Cook (a Ward Member) spoke against the application, and Mr Clark (applicant) spoke in support.

In summary, Councillor Cook reported that the proposals would have a detrimental impact on the amenity of the two neighbouring dwellings, particularly due to a loss of light. The new garage was also out of scale in the Conservation Area. Councillor Cook questioned the accuracy of the architect's measurements and suggested that the matter be deferred to so that this concern could be properly assessed.

In response, the Head of Planning Management reported that officers were satisfied at the accuracy of the plans submitted and that there were no discrepancies.

Following discussion, the Committee agreed that the application should be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Monday 9 January 2012. This was because Members did not consider it possible to determine the application without first visiting the site, to assess the changes in levels through the site and how this related to the proposed extensions and alterations and the replacement garage, and how this would affect the neighbouring properties.

Item 8: Single Storey side and rear extension and rear with part first floor extension – 4a Fordington Avenue Winchester – Case Number 11/02499/FUL

The Head of Planning Management advised that, since publication of the Report, an additional letter of objection had been submitted which had been placed on the case file.

The Head of Planning Management also corrected an error in the Report. At the second to last sentence in paragraph 6 on page 89 of the Report, the words 'east of number 4', should read 'west of number 4A'.

Mr Baker (resident, speaking on behalf of other local residents) spoke against the application and Mr Sanys-Winsch (applicant) spoke in support.

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: Replacement of existing vehicular access (retaining existing footpath access) – land west of Otterbourne Farm, Kiln Lane, Otterbourne – Case Number 11/02151/FUL

The Head of Planning Management drew attention to the Update Sheet, which set out a change to the wording of Condition 7. This had been proposed in consultation with the Head of Access and Infrastructure and with the applicant since publication of the Report. It sought to further improve the visibility splays at the new junction.

The Update Sheet also clarified that the application site was not in the ownership of the applicant, who was the farmer but not the landowner, Mr Darrock.

Mrs Bell (a local resident) and Mr Jones (representing Otterbourne Parish Council) spoke against the application and Ms King (agent for the applicant) and Mr Darrock spoke in support.

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 and the proposed change of wording of Condition 7 as referred to above.

Item 10: Extension to rear garden and construction of raised decking area – 27 Greenacres Drive, Otterbourne (RETROSPECTIVE) – Case Number 11/02302/FUL

Mrs Bell (a local resident) and Mr Jones (representing Otterbourne Parish Council) spoke against the application and Mr Reader (agent for 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) as set out in the Report

The following item had no speakers during public participation:

Item 11: King Harold Court, Christchurch Road, Winchester – Case Number 11/02333/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

RESOLVED:

That the decisions taken on the Development Control Applications in relation to those applications outside the area of the South Downs National Park be agreed as set out in the Schedule which forms an appendix to the minutes, subject to the following:

(i) That, in respect of Item 1 (land at Maybush Lane, Soberton) planning permission be granted for the reasons (and subject to the conditions) as set out in the Report, with the deletion of the reference to the entering into a legal agreement.

(ii) That, in respect of Item 2 (Church Farm, Woodman Lane, Sparsholt) planning permission be granted for the reasons (and subject to the conditions) as set out in the Report, with the change to the amount of the Public Open Space Contribution payable, an amendment to the Section 106 legal agreement to ensure the establishment of a management company, and an additional Informative with regard to working hours during construction.

(iii) That, in respect of Item 3 (Church Farm, Woodman Lane, Sparsholt (conservation area consent) planning permission be granted for the reasons (and subject to the conditions) as set out in the Report, and an additional Informative regarding working hours during construction.

(iv) That, in respect of Item 4 (land at junction of Sparkford Close and Sparkford Road, Winchester) planning permission be granted for the reasons (and subject to the conditions) as set out in the Report, and an amendment to the description of the proposal, reference within Condition 2 to reflect the amended plans submitted since publication of the Report and a change to Condition 16 regarding the warden's flat.

(v) That, in respect of Item 7 (8 Churchyard Cottages, Haig Road, Alresford) the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Monday 9 January 2012.

(vi) That, in respect of Item 9 (land west of Otterbourne Farm, Kiln Lane, Otterbourne) planning permission be granted for the reasons (and subject to the conditions) as set out in the Report, with a change of wording to Condition 7 regarding visibility splays etc.

Applications within the South Downs National Park determined on behalf of the National Park Authority:

There were no items within the South Downs National Park area.

4. **HILLIER GARDEN CENTRE, ROMSEY ROAD, WINCHESTER –
VARIATION OF SECTION 106 AGREEMENT**
([Report PDC915 Refers](#))

RESOLVED:

That the Head of Planning Management be authorised to issue consent (ref 09/01686/FUL) without need for a Section 106 Legal Agreement covering replacement planting within two years of the installation of the mast and associated equipment.

The meeting commenced at 9.30am, adjourned for lunch between 1pm and 1.45pm and concluded at 6pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

<p>DECISIONS</p>

15.12.2011

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Soberton

Ward

Swanmore And Newtown

01 Conservation

Area:

Case No: 11/02030/FUL

Ref No: W21566/02

Date Valid: 8 September 2011

Grid Ref: 460896 114292

Team: 2_STH

Case Officer: Mr James Jenkison

Applicant: Mr Steve Scott

Proposal: Change of use of land and associated engineering works for the provision of thirty-five all-weather pitches for touring caravans

Location: Land At Maybush Lane, Maybush Lane, Soberton, Hampshire

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 No development shall take place until a detailed scheme of both hard and soft landscape works has 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 of 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 new 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 re-inforcement 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.

3 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 mitigate the urbanising impact the proposal will have on the countryside here and to protect countryside amenities.

4 Prior to the use commencing on the site car parking, caravan pitches and roadways shall be constructed, surfaced and marked out in accordance with the amended plans and details submitted and thereafter retained and maintained as such.

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

5 Prior to the use commencing on the site details of the location and design of the entrance gates and any associated enclosures or fencing shall be submitted and approved in writing by the Local Planning Authority. The gates and enclosures shall be constructed in accordance with the approved details prior to the use commencing and shall thereafter be retained.

Reason: In the interests of highways safety and the amenities of the locality.

6 No floodlighting or any other form of external lighting, whether free-standing or affixed to an existing structure, shall be provided on the site at any time unless agreed in writing by the Local Planning Authority.

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

7 No more than 35 caravans or campervans shall be stationed on the land at any time.

Reason: For the avoidance of doubt as to the scope of this planning permission, to ensure adequate levels of on-site amenity (including landscaping) and because the

site is located in an unsustainable location that would preclude more intensive development of the site.

8 The development hereby approved shall not be brought into use for any purpose until a system for the disposal of sewage and surface water (including methods for the retention/management of greywater and stormwater within the site) has been provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

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

9 The use of the pitches hereby permitted shall be limited to use by touring caravans and campervans for holiday accommodation purposes only. The occupation of any pitch on the site by the same person(s) shall be limited to a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier, of 4 weeks.

Reason: To accord with the terms of the application since the site lies within an area where residential use would not normally be permitted.

Informatives

1. The development is not in accordance with the Policies and Proposals of the Development Plan or national planning guidance set out below but there are other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 38(6) and Section 39 of the Planning and Compulsory Purchase Act 2004.

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

Winchester District Local Plan Review 2006: DP3, DP4, CE5, DP11, T2
South East Plan 2009: TSR2, TSR5

PPS4: Planning for sustainable economic growth.

PPS7: Sustainable Development in Rural Areas.

PPG13: Transport.

Soberton and Newtown Village Design Statement (supplementary planning document).

Good Practice Guide on Planning for Tourism.

The proposal is not considered to be a small scale development subject to Policy RT17 however, the supporting text provides some guidance.

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 Sundays or recognised public 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 the Health and Housing Service substantiate allegations of statutory nuisance, 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. This planning permission relates to the area of land enclosed by the red line of the submitted location plan only and does not in any way purport or seek to purport the grant of planning permission for any use of the land shown enclosed by the blue line on the submitted location plan.

Sparsholt

Ward

Sparsholt

02	Conservation Area:	Sparsholt Conservation Area
	Case No:	10/02851/FUL
	Ref No:	W18849/03
	Date Valid:	13 December 2010
	Grid Ref:	443744 131110
	Team:	WEST
	Applicant:	Trustees Of D Martineau Will Trust
	Proposal:	(AMENDED PLANS-23/09/11) Proposed redevelopment comprising 7 no. dwellings (to include 3 no. affordable) and conversion of existing redundant farm building to form 1 no. further dwelling
	Location:	Church Farm, Woodman Lane, Sparsholt, Hampshire
	Officer	PER
	Recommendation	
	:	

Committee Decision:

Permission be GRANTED subject to the applicant completing the legal agreement in respect of financial contributions for £9,711.00 (Public Open Space Contribution), and for £35,096 (Highways Contribution Policy), and the provision of 3 affordable housing units (units 6-8). There is a requirement that the application enter into a Section 106 legal agreement for the provision of Management Company on site to manage the common parts and access road.

(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 and to reinforce local character in the interests of the amenities of the area.

3 Sample panels of all new facing brickwork and flintwork showing the proposed brick types, flints colour, texture, face bond and pointing shall be provided on site and the sample panel approved in writing by the Local Planning Authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed.

Reason: To ensure that the development presents a satisfactory appearance and to reinforce local character in the interests of the amenities of the area.

4 Details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

(a) large scale elevations 1:10 of the window and 1:2 sections showing:-

(i) the new sill in relation to the opening in which it is to be set.

(ii) the mouldings to be used on any glazing bars.

(iii) the relationship of the opening window to the frame.

Reason: To ensure that the development presents a satisfactory appearance and to reinforce local character in the interests of the amenities of the area.

5 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details to those on the existing building. If there is some doubt as a range of different mortars and jointing details have been used on the existing building then details are to be agreed in writing with the Local Planning Authority prior to the commencement of work.

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

6 No development shall take place until full details of a scheme for the storage and disposal of refuse; details of the finished ground floor levels of the proposed buildings together with the relationship of the levels to the levels of any existing adjoining buildings and to the contours to be formed and earthworks to be undertaken. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

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

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

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

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

9 Detailed proposals for the disposal of foul and surface water in a sustainable way shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. Permeable paving shall be used on all drives and hardstandings unless otherwise agreed in writing by the local planning authority. The approved details shall be fully implemented before the dwellings are occupied.

Reason: In order that the development is drained in a sustainable manner to conserve water.

10 Prior to commencement of the works a scheme of biodiversity enhancements including timing provisions shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented through the works (enhancements may include native and locally appropriate planting to provide habitat and food sources for species such as birds and invertebrates, wildflower areas, creation of ponds and other habitat features such as habitat (log) piles, and provision of bird, bat and insect boxes).

Reason: In order to protect and enhance the biodiversity interests of the site.

11 Tree protective measures, including fencing and ground protection, in accordance with the revised Arboricultural Report (tree survey, tree protection plan, arboricultural method statement) dated 14th November 2011 written by Simon Stephens of S J Stephens Associates shall be installed prior to any demolition, construction or groundwork commencing on the site. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with Tree Protection Plan ref. 337/001 Nov 2011 (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. No arboricultural works shall be carried out to trees other than those specified and in accordance with the approved method statement and tree protection plan. Any deviation from works prescribed or methods agreed in accordance with Method Statement 9341-AIA2-PB and Tree Protection Plan BT3 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

12 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 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 cleared sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

13 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.

14 The proposed private access driveway, shall be laid out and constructed 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.

Reason: To ensure satisfactory means of access in the interests of highway safety.

15 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 37 metres (looking west) and 2.4m by 36m (looking east) shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

16 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway

Reason: In the interests of highway safety.

17 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable a 9.8m long refuse freighter using the site to enter and leave in a forward gear. The turning space shall subsequently be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

18 The private access drive shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection (in accordance with the approved details) from the site [less the final carriageway surfacing] to an existing highway.

Reason: To ensure that the roads are constructed to a satisfactory standard.

19 Prior to the commencement of development details of the replacement hedgerow to be planted behind the visibility splay hereby approved under condition 12 of this consent at manor Cottages, Woodman Lane shall be submitted to and approved in writing by the Local Planning Authority. The approved replacement hedgerow shall be planted in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

20 Before the development hereby approved is first brought into use, a minimum of 16 car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To make proper provision for off street parking.

21 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 future occupants.

22 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.

23 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 in the interests of the safety and amenity of future occupants and to protect the water environment from potential contamination identified during development works.

24 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reasons: To protect the water environment.

25 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classe B and C of Part 1 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 development.

Informatives

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

South East Plan 2009

SP3 (urban focus for development), CC4 (sustainable design and construction), CC.6 (character of the environment), H.1 (housing provision), H.3 (affordable housing), H.4 (housing mix), H.5 (housing design/density), T4 (parking), NRM 1-5 (water and biodiversity), BE4 (role of small rural towns), BE6 (management of the historic environment)

Winchester District Local Plan Review

DP3 (design), DP4 (landscape), DP9 (social and physical infrastructure), CE5 (landscape character areas), CE10 (habitats and species), H3 (defined policy boundaries), H5 (affordable housing), H7 (density and housing mix), RT4 (provision of public open space), T1 (sustainable transport), T2 (access) and T3 (layout).

3. All precautions must be taken to avoid discharges and spills to ground both during and after construction.

For advice on pollution prevention measures, the applicant should refer to our guidance 'PPG1 - General guide to the prevention of pollution', which is available on our website.

It is proposed to dispose of foul water via a package treatment plant to soakaway. This will require an Environmental Permit from the Environment Agency. The soakaway must not be located in any areas of contamination. Please refer to <http://www.environment-agency.gov.uk/business/topics/water/110593.aspx>

4. 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.

	Sparsholt	Ward	Sparsholt
03	Conservation Area:	Sparsholt Conservation Area	
	Case No:	10/02852/LBC	
	Ref No:	W18849/04LBCA	
	Date Valid:	13 December 2010	
	Grid Ref:	443744 131110	
	Team:	WEST	Case Officer: Nick Parker
	Applicant:	Trustees Of D Martineau Will Trust	
	Proposal:	Demolition of redundant agricultural buildings	
	Location:	Church Farm, Woodman Lane, Sparsholt, Hampshire	
	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 Demolition shall not take place until a contract has been formed for the carrying out of the works permitted via application 10/02851/FUL.

Reason: In order to ensure a suitable replacement scheme will be implemented prior to demolition in accordance with the requirements of policy HE7 of the Winchester District Local Plan Review 2006.

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: Policy HE7

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.

Winchester Town

Ward

St Michael

04 Conservation

Area:

Case No: 11/02045/FUL

Ref No: W21686/01

Date Valid: 26 September 2011

Grid Ref: 447351 128960

Team: 2_STH **Case Officer:** Elaine Walters

Applicant: Abbotswood Properties

Proposal: (AMENDED PLANS AND DESCRIPTION) Erection of 2 no. four storey buildings to provide 114 student bedrooms and 1 wardens flat, following the demolition of 6 dwellings.

Location: Land At Junction Of Sparkford Close And Sparkford Road, Winchester, Hampshire

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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan 1:1250 dated Jan 2010

Drawing Refs: 0826.041N, 0826.050, 0826.051H, 0826.052F, 0826.053B, 0826.054G, 0826.055C, 0826.056A and 0826.057

Reason: For the avoidance of doubt.

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 buildings hereby permitted have been submitted to and agreed in writing by the local planning authority. Development shall take place 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.

4 No development shall take place until details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. These details shall include the following:
existing and proposed finished floor levels and contours;
means of enclosure;
hard surfacing materials;
minor artefacts and structures such as street furniture, refuse and storage units, lighting etc;
planting plans including written specifications and densities; and
the implementation programme.

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

5 All hard and sort landscaping works shall be carried out in accordance with the approved details before the development is first occupied. If within a period of five years after planting any tree or plant is removed, dies or becomes 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 written consent to any variation.

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

6 No development shall take place until details of the positioning, design, materials and type of boundary treatment to be erected have been submitted to and approved in writing by the local planning authority. The accommodation shall not be occupied until the boundary treatment has been erected in accordance with the approved details and it shall be retained thereafter.

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

7 A revised arboricultural method statement in accordance with BS5837:200 shall be submitted to and approved in writing by the local planning authority prior to any demolition, groundwork or construction taking place on the site in relation to the development hereby permitted. The development shall take place in accordance with the approved method statement.

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

8 Prior to any demolition, groundwork or construction in relation to the development hereby permitted taking place, measures for the prevention of mud from vehicles leaving the site being deposited on the public highway shall be submitted to and approved in writing by the local planning authority. The approved measures should be implemented from the commencement of any such works and shall be retained for the duration of the construction period.

Reason: In the interests of highway safety.

9 Prior to any demolition, groundwork or construction in relation to the development hereby permitted taking place, a scheme for the parking and turning of construction vehicles within the site during the construction period shall be submitted to and approved in writing by the local planning authority. The parking areas shall be available for contractors before any such works commence and they shall be retained for the duration of the construction period.

Reason: In the interests of highway safety.

10 The existing accesses to the site shall be stopped up and the footway crossing shall be reinstated in accordance with a specification first agreed with the local planning authority. The approved details shall be implemented before the new access is first brought into use or the accommodation is first occupied, whichever is the sooner.

Reason: In the interests of highway safety.

11 No development shall take place until details for the disposal of foul and surface water drainage have been submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details.

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

12 No groundwork's relating to the development hereby permitted shall take place until details for the protection of the public water supply main within the site have been submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details.

Reason: To protect the water mains infrastructure from damage during construction.

13 No development shall take place until an acoustic report to assess the potential from noise break out from the buildings has been submitted to and approved in writing by the local planning authority. Any noise protection measures recommended within the approved report shall be implemented before the buildings are first occupied and shall be maintained in accordance with the approved specification thereafter.

Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwelling are not exceeded.

14 No development shall take place until the specification of all external windows, doors and the mansard roofs have been submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details.

Reason: To protect the amenity of the area.

15 No development shall take place until details of all external meter boxes, ducting and flues have been submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details.

Reason: To protect the amenity of the area.

16 The development hereby permitted shall be operated in strict accordance with the submitted Management Plan (updated December 2011), which shall include the provision of a residential wardens flat for the supervision of students residing in the accommodation hereby permitted. Any variation must first be submitted to and approved in writing by the local planning authority.

Reason: In the interests of the amenities of the site in particular and the area in general

17 No development shall take place until a scheme of measures to meet sustainable development objectives, including renewable energy provision, carbon footprint reduction, sourcing of materials, local labour and reference to the Code for Sustainable Homes has been submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details.

Reason: In order to ensure that the development addresses the need to meet sustainability objectives in accordance with policy DP.6 of the Winchester District Local Plan and Planning Policy Statement 1.

18 No development shall take place until details for the storage and disposal of refuse have been submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details which shall be operational before the accommodation is first occupied and shall be retained thereafter.

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

19 Prior to any demolition, groundwork or construction in relation to the development hereby permitted taking place; a Construction Traffic Routing Plan shall be submitted to and approved in writing by the local planning authority. All construction traffic shall strictly adhere to the approved routing plan for the duration of the construction period.

Reason: In the interests of the amenities and traffic safety in the locality.

20 Prior to any demolition, groundwork or construction in relation to the development hereby permitted taking place, a Construction Method Statement and Construction Code of Practice limiting the emission of noise and dust from all demolition and construction activity at the site shall be submitted to and approved in

writing by the local planning authority. Works shall take place in accordance with the approved details for the duration of the construction period.

Reason: To protect the amenities of the occupiers of nearby residents.

21 The accommodation hereby permitted shall not be used for any purpose other than as a hall of residence for university/college students.

Reason: The buildings are approved as student accommodation with a specific Management Plan and not for any other use within use class C1.

22 No development shall take place until details of the pedestrian link to Medecroft University Campus have been submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved details and the pedestrian link shall be available for use before first occupation of the accommodation and shall be retained thereafter.

Reason: To secure the sustainable pedestrian links to the adjacent campus.

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 policies: CC6: Character of the environment; SP3: Urban focus of development;
NRM11: Energy efficiency/renewables
Winchester District Local Plan Review 2006: DP.1, DP.2, DP.3, DP.4, DP.5, DP.6, SF.6, H.3, T.1, T.2, T.3, T.4, W.1
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. 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.

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

Bighton

Ward

The Alresfords

05 Conservation

Area:

Case No: 11/01105/OUT

Ref No: W21283/01

Date Valid: 19 May 2011

Grid Ref: 461890 133362

Team: EAST

Case Officer: Mr Rob Riding

Applicant: Mrs S Jackson

Proposal: 1 no. agricultural workers dwelling (OUTLINE)

Location: Goscombe Farm, Goscombe Lane, Gundleton, Hampshire

Officer REF

Recommendation

:

Committee Decision:

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

Conditions/Reasons

1 This proposal is contrary to Policy CE20 of the Winchester District Local Plan Review 2006 and the guidance set out in PPS7 in that it has not been demonstrated that existing accommodation in the locality of the application site, which is currently occupied by the applicant, could not fulfil the functional requirements of the enterprise. As a result the erection of a dwelling on site is not acceptable.

2 The proposal is contrary to Policy RT4 of the Adopted Winchester District Local Plan Review 2006 in that it fails to make adequate provision for public recreational open space to the required standard and would therefore be detrimental to the amenities of the area.

Informatives

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

South East Plan 2009: C4

Winchester District Local Plan Review 2006: DP.3, DP.9, CE.5, CE.20, RT.4, T.1, T.2, T.4
National Planning Policy Guidance/Statements: PPS1, PPS7

Winchester Town

Ward

St Bartholomew

06 Conservation Area: Winchester Conservation Area
Case No: 11/02309/FUL
Ref No: W04357/13
Date Valid: 11 October 2011
Grid Ref: 448173 129543
Team: 2_STH **Case Officer:** Mr Simon Avery
Applicant: Ms Brandwood
Proposal: Change of use to mixed A1/A4
Location: 73 Parchment Street, Winchester, Hampshire, SO23 8AT
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 development hereby permitted shall be used for A1 use on the ground floor and A4 use on the first floor and for no other purpose (including any other purpose in Class A of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification). The A4 use shall be ancillary to the A1 use on the ground floor and shall not be run as a separate enterprise. There shall be no music or live entertainment in the premises in association with the uses hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

3 The use hereby permitted shall only open to customers from 0800 to 2100 Sunday to Thursday and 0800 to 2200 on Friday and Saturday.

Reason: To protect the amenities of the occupiers of nearby properties.

4 Before air conditioning/refrigeration/extraction equipment is installed and operated on the premises, a full acoustic report (with a scheme of attenuation measures) shall be submitted and approved in writing by the Local Planning Authority. The equipment shall be installed and maintained in accordance with the approved scheme.

Reason: To protect the amenities of the occupiers of nearby 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:-

Winchester District Local Plan Review 2006: DP3, DP11, HE4, SF1, SF2, SF3, SF5
South East Plan 2009: CC6, BE6

3. The applicant is advised that if the premises is to be used for the sale or supply of alcohol, the provision of regulated entertainment (live or recorded music, dancing, plays, films, sporting events etc) or the provision of hot food between 2300 and 0500, they may be required to apply for a Premises Licence under the Licensing Act 2003. For further information contact the City Councils Licensing section on 01962 848 188.

New Alresford

Ward

The Alresfords

- 07 Conservation** New Alresford Conservation Area
Area:
Case No: 11/02534/FUL
Ref No: W05204/04
Date Valid: 25 October 2011
Grid Ref: 458919 132544
Team: 1_NTH **Case Officer:** Heather Adams
Applicant: Mr Peter Clarke
Proposal: (HOUSEHOLDER) Extensions and alterations in connection with the merging of Nos 8 and 9 into 1 no. dwelling to include new front porch and replacement garage.
Location: 8 Churchyard Cottages, Haig Road, Alresford, Hampshire, SO24 9LU
Officer PER
Recommendation
:

Committee Decision:

Defer for consideration by the Planning (Viewing Sub Committee) on 9th January 2012.

Winchester Town

Ward

St Paul

- 08 Conservation**
Area:
Case No: 11/02499/FUL
Ref No: W22403
Date Valid: 20 October 2011
Grid Ref: 447283 130025
Team: 1_NTH **Case Officer:** Heather Adams
Applicant: Mr Matthew Sandys-Winsch
Proposal: (HOUSEHOLDER) Single storey side and rear extension and rear with part first floor extension
Location: 4A Fordington Road, Winchester, Hampshire, SO22 5AL
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 bricks and roof tiles to be used in the construction of the external surfaces of the extension 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 No development shall take place until details and samples of, the fibreglass material to be used in the construction of the external surfaces of the flat roof section of the extension, and the permeable material used in the construction of the hardstanding, 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.

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

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

5 The doors to the north-western elevation of the storage area must be inward opening and shall remain so in perpetuity.

Reason: So that the storage area can be access when the adjacent parking space is in use.

6 Details of the location and design of the boiler flue must be submitted and approved in writing by the local planning authority prior to the commencement of the development hereby granted consent. 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.

7 The parking area shown on drawing number 11FR_GA_008B, shall be laid out and made available for use and upon completion of the development hereby granted consent and retained and maintained thereafter for off road parking.

Reason: To ensure adequate off-road parking.

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, T2, T4

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 substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Otterbourne

Ward

Compton And Otterbourne

09 Conservation

Area:

Case No: 11/02151/FUL

Ref No: W22377

Date Valid: 12 September 2011

Grid Ref: 446232 122830

Team: 1_NTH

Case Officer: Miss Megan Birkett

Applicant: Mr K Butt

Proposal: Replacement of existing vehicular access (retaining existing footpath access)

Location: Land West Of Otterbourne Farm, Kiln Lane, Otterbourne, Hampshire

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 Prior to commencement of development a detailed plan showing indigenous hedgerow for the southern boundary and the south western corner part of the field shall be submitted to and approved by the Local Planning Authority. The scheme approved shall be carried out in the first planting season following the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

3 The works hereby permitted must be carried out under the supervision of a trained and suitably licensed dormouse ecologist. The site must be checked prior to clearance works for the presence of dormouse nests. If a nest is discovered a buffer zone of 5m must be maintained unless otherwise agreed with the Local Planning Authority.

Reason: In order to ensure that no disturbance is caused if a nest is found.

4 The proposed access and drive, shall be laid out and constructed 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 the commencement of access works.

Reason: To ensure satisfactory means of access.

5 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 10 metres from the highway boundary.

Reason: In the interests of highway safety.

6 The existing access(es) to the site shall be stopped up and abandoned and the verge 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.

7 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 70 metres (to a point measured 1 metre within the road from the edge of carriageway) shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

8 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

Reason: In the interests of highway safety.

9 Any gates provided shall be set back a minimum distance of 10 metres from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

10 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 of the gate and type of boundary treatment to be erected for the proposed vehicular access and the existing access in the south east corner of the field. The boundary treatment shall be completed before the access is first brought into use. Development shall be carried out in accordance with the approved details.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, DP4, CE10, T2
South East Plan 2009: CC6, C4

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

4. 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.

Otterbourne

Ward

Compton And Otterbourne

10 Conservation

Area:

Case No: 11/02302/FUL

Ref No: W14112/02

Date Valid: 29 September 2011

Grid Ref: 446339 123258

Team: WEST

Case Officer: Miss Megan Birkett

Applicant: Mr Jeremy Daoud

Proposal: (HOUSEHOLDER) Extension to rear garden and construction of raised decking area (RETROSPECTIVE)

Location: 27 Greenacres Drive Otterbourne Winchester SO21 2HE

Officer PER

Recommendation

:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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
South East Plan 2009: CC6

Winchester Town

Ward

St Michael

- 11 Conservation Area:** Winchester Conservation Area
Case No: 11/02333/FUL
Ref No: W07698/07
Date Valid: 4 October 2011
Grid Ref: 447545 128749
Team: 2_STH **Case Officer:** Mrs Anna Hebard
Applicant: Winchester City Council
Proposal: Replacement of existing timber windows with uPVC double glazed windows
Location: King Harold Court, Christchurch Road, Winchester, Hampshire
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 colour and finish of the replacement windows and doors hereby permitted shall match the existing windows and doors as closely as possible.

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

Informatives

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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 HE4 HE5
South East Plan 2009: BE6
