

PLANNING COMMITTEE

16 October 2014

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans
Izard (P)
Jeffs (P)
Johnston (P)
McLean (P)

Pearson (P)
Read (P)
Rutter (P)
Scott (P)

Deputy Members:

Councillor Clear (Standing Deputy for Councillor Evans)

Others in attendance who addressed the meeting:

Councillors Henry and Weir.

Others in attendance who did not address the meeting:

Councillor Hutchison, Tait, Thompson and Weston

1. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee, held on 18 September 2014, be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE** (Report PDC1006 and Update Sheet refers)

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

The Committee agreed to receive the Update Sheet as an addendum to Report PDC1006.

In respect of item 1 (Knowle) Cllr Clear declared a pre-determination and, sitting apart from the Committee she spoke as a Ward Member in objection to the application and did not participate in the decision on that item.

At the invitation of the Head of Development Management, the Committee had informally visited the site relating to Item 1 (Knowle) on 14 October 2014, to assess the developments in relation to their settings and relationship with neighbouring properties. Councillors Rutter, Jeffs, McLean and Scott explained that they considered that they had been unable to attend the site visit but having heard the officer presentation and listened to the public participation, each decided that they had sufficient information to determine the applications and spoke and voted thereon. Councillor Izard explained that he had not viewed the site during the informal visit, but had visited the site with a Housing Officer in the previous week.

Applications outside the area of the South Downs National Park (WCC):

Item 1: Knowle Village Business Park, Mayles Lane, Knowle - Residential development of 6 no. sites including change of use of former pumping station for residential use; Site A: 4 no. terraced dwellings; Site B: 2no. semi-detached dwellings; Site Ci: 4no semi-detached dwellings; Site Cii: 5no. flats; Site D: 2no. detached dwellings and Site E: 1no. detached dwelling following demolition of existing see drawing number: GML 870 OS for individual sites (OUTLINE - considering access and layout) (Amended description-27/06/14)
Case number: 14/00421/OUT

The Head of Development Management referred Members to the Update Sheet which contained clarification from the applicant regarding the management of the public open space and also comments from Councillor Evans who was unable to attend the meeting.

During public participation, Barbara Corstens and Parish Clerk Nicki Oliver representing Wickham Parish Council spoke in objection to the application and Rebecca Gray (Agent) spoke in support and answered Members' questions thereon.

During public participation, Councillor Clear spoke on this item as a Ward Member.

In summary, Councillor Clear stated that there was concern over site A (Park Cottages) due to the further erosion of the green gap between Knowle and the proposed Welborne development. There would be a loss of trees and the access to the site would cross a Site of Interest for Nature Conservation (SINC). There would also be an impact on local roads. If the application was permitted then negotiations should take place as to the future of the SINC outside of the application site to secure it as countryside. Site A should also be considered separately and should not be part of a package. In addition, the affordable dwellings should be made available to local residents. She added that the proposed recreation area was isolated and it would be best if this land was managed by a trust for public benefit working in partnership with Wickham Parish Council.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report.

Item 2: Harestock Lodge Hotel, 65 Harestock Road, Winchester.
Change of use from hotel to day nursery (RESUBMISSION).
Case number: 14/01768/FUL.

The Head of Development Management referred Members to the Update Sheet which stated that the Council's Tree Officer had no objection to the proposed change of use to the day nursery, subject to conditions, and that a Tree Preservation Order had been served to protect the trees to the road frontage.

During public participation, Michael Brayne, Mrs Dawson and Mrs Aitkenhead spoke in objection to the application and Neil Kelly (Co-owner of the hotel) spoke in support and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report.

Item 3: HVHS Housing Group, Woolverston, Bereweek Road, Winchester.
Amendments to planning permission reference 13/00786/FUL comprising the
addition of dormer windows to units 1 - 6 of the permitted scheme.
Case number: 14/01682/FUL.

The Head of Development Management referred Members to the Update Sheet which stated that the last word in the last paragraph on page 44 should read "material" and not "maternity".

During public participation, Phrynne Dickins and Jill Willder spoke in objection to the application and Mr Farminer (Agent) spoke in support and answered Members' questions thereon.

During public participation, Councillor Weir spoke on this item as a Ward Member.

In summary, Councillor Weir stated that she had requested that this item be brought to Committee to endorse the officers' recommendation for refusal. The permitted scheme had included two and three bedroom dwellings, for which there had been the greatest housing need and a contribution for affordable housing had not been made. The amendments to the planning permission for the addition of dormer windows to units 1 to 6 of the permitted scheme was not in accordance with policy CP2 and would not adhere to the Council's policies regarding housing mix, affordability and sustainability and should therefore be refused.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons set out in the Report.

Item 4: 4 West End Terrace, Winchester.
(HOUSEHOLDER) Single storey rear extension to existing house;
replacement of existing garage with new garage with studio above.
Case number: 14/01626/FUL.

During public participation, Charles Hampson (Agent) spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and subject to the conditions and informatives set out in the Report.

Applications inside the area of the South Downs National Park:

Item 5: Bourne Bank, Bourne Lane, Twyford, Winchester
Erection of a domestic garage
Case number: SDNP/14/03051/HOUS

During public participation, Mike Papps (Agent) spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Henry spoke on this item as a Ward Member.

In summary, Councillor Henry stated that the character of the area was one of large houses in large plots, including two new properties, each of which was unique. The proposed garage would sit low in the garden and would not be viewed due to existing hedging. In considering policy CP19 and rural impact, the proposal would not disturb the rural settlement and the impact would be mitigated through landscaping. There were other examples within the lane of garages that were at a distance from the principal house.

At the conclusion of debate, the Committee agreed to refuse permission for the reasons set out in the Report.

RESOLVED:

1. That the decisions taken on the Planning Applications in relation to those applications outside the area of the South Downs National Park be agreed as set out in the Schedule (appended to the minutes for information).
2. That the decision taken on the Planning Application in relation to the application inside the area of the South Downs National Park be agreed as set out in the Schedule (appended to the minutes for information).

The meeting commenced at 9.30am and concluded at 2.00pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

16.10.2014

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON



Working in Partnership



Wickham

Ward

Wickham

01 Conservation

Area:

Case No: 14/00421/OUT

Ref No: W22932/01

Date Valid: 7 March 2014

Grid Ref: 455870 109543

Team: 2_STH

Case Officer: Sarah Tose

Applicant: Homes And Communities Agency

Proposal: Residential development of 6 no. sites including change of use of former pumping station for residential use; Site A: 4 no. terraced dwellings; Site B: 2no. semi-detached dwellings; Site Ci: 4no semi-detached dwellings; Site Cii: 5no. flats; Site D: 2no. detached dwellings and Site E: 1no. detached dwelling following demolition of existing see drawing number: GML 870_OS for individual sites (OUTLINE - considering access and layout) (Amended description-27/06/14)

Location: Knowle Village Business Park, Mayles Lane, Knowle, Hampshire

Officer PER

Recommendation:

Committee Decision:

That planning permission be granted subject to the following condition(s) and a Section 106 Agreement in order to secure the following planning obligations under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

(i) Programme for the provision and implementation of 10 affordable housing units

(ii) Provision of Public Open Space, public access and future maintenance arrangements

(iii) Financial contribution of £3268 towards the Solent Recreation Mitigation Strategy

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

And subject to the following conditions:

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.

Reserved and other Matters:

- The siting and layout of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.
- The design and height (external appearance and scale) of all buildings, (detailed elevations and floor plans) including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.
- The layout including the positions and widths of roads and footpaths.
- The layout of foul sewers and surface water drains.
- The provision to be made for the parking, turning, loading and unloading of vehicles (including cycle parking provision).
- 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.
- 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.

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 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.

4 The dwellings hereby permitted shall be no greater than 2 storeys.

Reason: To ensure the development integrates into the character and appearance of the area.

5 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.

6 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.

7 A comprehensive drainage strategy shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: To ensure that adequate foul and surface water sewerage disposal is provided.

8 Prior to the commencement of development of that particular phase of development full details of all ecological mitigation, compensation and enhancement measures (to be informed as necessary by up-to-date survey and assessment) required for each reserved matters application (including both ecological works directly related to that reserved matters area and any works associated with that area but lying outside of the boundary of that area) shall be submitted for approval to the Local Planning Authority. Such details shall be in accordance with the outline ecological mitigation, compensation and enhancement measures detailed within the Extended Phase 1 Habitat Survey (WYG, July 2014), Dormouse Survey Report (WYG, July 2014), Botanical Survey Letter Report (WYG, July 2014), Reptile Survey Report (WYG, July 2014), Bat Survey Report (WYG, July 2014) GCN and SINC Letter Report (WYG, September 2014). Any such approved measures shall thereafter be implemented in strict accordance with the agreed details and with all measures maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide ecological protection and enhancement in accordance with Conservation Regulations 2010, Wildlife & Countryside Act 1981, NERC Act 2006, NPPF and Policy CP16 of the Winchester District Local Plan Part 1.

9 All works prescribed both to trees and that related to demolition and construction activities shall be undertaken in strict accordance with the Arboricultural Information ref: 13002-AIA2-PB, 13006-AIA-PB, 13003-AIA-C1-PB, 13003-AIA-C2-PB, 13004-AIA-PB, and 13005-AIA-PB written by Phillip Brophy of Barrell Tree Consultancy and submitted to the Local Planning Authority.

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

10 All works prescribed both to trees and that related to demolition and construction activities shall be undertaken in strict accordance with the Arboricultural Information ref: 13002-AIA2-PB, 13006-AIA-PB, 13003-AIA-C1-PB, 13003-AIA-C2-PB, 13004-AIA-PB, and 13005-AIA-PB written by Phillip Brophy of Barrell Tree Consultancy and submitted to the Local Planning Authority.

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

11 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Information ref: 13002-AIA2-PB, 13006-AIA-PB, 13003-AIA-C1-PB, 13003-AIA-C2-PB, 13004-AIA-PB, and 13005-AIA-PB written by Phillip Brophy of Barrell Tree Consultancy and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and will remain until the development is complete.

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

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 Part 1 - Joint Core Strategy: Policies DS1, MTRA1, MTRA3, MTRA4, SH4, CP1, CP2, CP3, CP4, CP6, CP9, CP10, CP11, CP13, CP14, CP16, CP18, CP20

Winchester District Local Plan Review 2006: Policies DP2, DP3, DP4, DP5, CE1, CE2, CE23, H3, T2, T4

3. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by; offering a pre-application advice service, updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. The applicant was updated of any issues after the initial site visit.

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5. During Construction, 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.

6. The sewers in Knowle are under the control of Albion Water and the applicant must obtain the consent of that company before any connection to the foul water infrastructure is made.

7. It is recommended that the Tree Officer is informed once protective measures have been installed so that they can be inspected and deemed appropriate. Evidence will also be required to demonstrate that the protective measures have been installed prior to any demolition, construction or groundwork commences on the site and to show that it has remained until the development is completed before the relevant condition may be discharged.

Littleton And Harestock

Ward

Littleton And Harestock

02 Conservation

Area:

Case No: 14/01768/FUL

Ref No: W02877/14

Date Valid: 28 July 2014

Grid Ref: 446388 131690

Team: 1_NTH

Case Officer: Mrs Megan Osborn

Applicant: Mr And Mrs Kevin And Julia Kelly

Proposal: Change of use from hotel to day nursery (RESUBMISSION)

Location: Harestock Lodge Hotel, 65 Harestock Road, Winchester,
Hampshire, SO22 6NX

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 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), the development hereby permitted shall be used only for D1 (day nursery) of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s).

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

3 The pre-school hereby permitted shall not be open to occupants outside the

following times: 0730 to 1830 hours Monday to Friday nor at any time on Saturdays, Sundays, Bank or Public Holidays.

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

4 The day nursery (D1 use class) hereby permitted shall be operated strictly in accordance with the submitted 'Noise management plan' and the hours of use of the outside garden area (which includes the covered awning area) are limited to between the hours 1000 to 1600 hours Monday to Friday and at no time on Saturdays, Sundays, Bank or Public holidays in accordance with the submitted plan (1028/01 RevB).

Reason: To ensure acceptable noise levels in relation to neighbouring dwellings.

5 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

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

6 Before the building is first brought into use as a day nursery hereby permitted, the acoustic fence shall be constructed in accordance with the submitted plan number 1028/01 Rev B and shall be Jacksons Jacoustic acoustic fencing 2m high on the perimeter and thereafter retained.

Reason: To ensure acceptable noise levels in relation to neighbouring dwellings.

7 Arboricultural Information in accordance with BS5837:2012 - Trees in relation to design, demolition and construction or any subsequent revisions shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

All works prescribed - both to trees and that related to demolition and construction activities shall then be undertaken in strict accordance with this information.

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

8 Protective measures, including fencing and ground protection, in accordance with the approved Arboricultural Information submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and will remain until the development is complete.

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

Informatives

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

2. This permission is granted for the following reasons:

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

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

Local Plan Part 1 - Joint Core Strategy: CP6, CP8
Winchester District Local Plan Review 2006: DP3, DP11

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5. During Construction, 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.

6. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 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

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

7. The Arboricultural Information required should include a tree survey to identify all the trees onsite and those on adjacent land that may be affected. In addition to this, an Arboricultural Impact Assessment and Method Statement will be required, which should discuss the viability of the scheme in relation to trees, and demonstrate sufficient protection during any development and post occupancy.

It is a requirement that these documents are to be in accordance with BS5837:2012 - Trees in relation to design, demolition and construction or any subsequent revisions. A copy of this document is available for public viewing in reception at the Winchester City Council offices.

It is recommended that the Tree Officer is informed once protective measures have been installed so that they can be inspected and deemed appropriate. Evidence may be required to demonstrate that the protective measures have been installed prior to any demolition, construction or groundwork commences on the site and to show that it has remained until the development is completed before the relevant condition may be discharged.

Winchester Town

Ward

St Barnabas

03 Conservation

Area:

Case No: 14/01682/FUL

Ref No: W03652/14

Date Valid: 30 July 2014

Grid Ref: 447037 130379

Team: 1_NTH

Case Officer: Mrs Jill Lee

Applicant: Drew Smith Group

Proposal: (AMENDED PLANS 12.11.2013) Demolition of the existing buildings and erection of 11 no. dwellings (comprising 2no. two bed, 4no. three bed, 1no. five bed, 3no. six bed and 1no. seven bed dwellings) with associated garaging and landscaping; Addition of 7no. dormers to units 1-3 and 8no. dormers to units 4-6 (amendment to permitted planning permission 13/00786/FUL)

Location: H V H S Housing Group, Woolverston, Bereweeke Road, Winchester, Hampshire, SO22 6AN

Officer REF

Recommendation:

Committee Decision:

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

Conditions/Reasons

1 The proposed development would be contrary to policy CP2 of the Winchester District Local Plan Part 1 - Joint Core Strategy in that the site would fail to provide a mix of dwelling sizes and no overriding justification has been put forward to support this approach. The development would therefore be detrimental to the amenities of the area by failing to reflect the need for smaller dwellings.

Informatives

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

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

Winchester District Local Plan Part 1 - Joint Core Strategy: CP2
Winchester District Local Plan Review 2006: DP3

Winchester Town

Ward

St Paul

04 Conservation Winchester Conservation Area
Area:
Case No: 14/01626/FUL
Ref No: W16286/02
Date Valid: 14 July 2014
Grid Ref: 447396 129696
Team: 1_NTH **Case Officer:** Richard Whittington
Applicant: Mr Charles Hampson
Proposal: AMENDED PLANS (HOUSEHOLDER) Single storey rear extension to existing house; replacement of existing garage with new garage with studio above
Location: 4 West End Terrace Winchester, Hampshire, SO22 5EN
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 details and samples of the materials to be used in the construction of the external surfaces of the garage 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 Prior to commencement of development a written specification of the proposed northern boundary planting (to be native species) is to be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details within the first planting season after the

development is complete. 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: In the interests of the amenity of neighbouring properties

Informatives

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

2. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: Policies HE5, DP3, DP4

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5. During Construction, 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.

6. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 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

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - www.winchester.gov.uk.

Twyford CP Colden Common & Twyford Ward

05 Conservation

Area:

Case No: SDNP/14/03051/HOUS

Ref No:

Date Valid: 18 June 2014

Grid Ref: 448497 125094

Team: WCCNPA **Case Officer:** Elaine Walters

Applicant: Mrs Rosie Harding

Proposal: Erection of a domestic garage

Location:

Officer REF

Recommendation:

Committee Decision:

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

1. The proposed garage siting adjacent to Bourne Lane at an elevated ground level above the public road, will result in visual harm to the character of this part of the South Downs National Park due to the height, scale, design and position of the garage contrary to policy MTRA3, CP19, CP20 of Winchester Local Plan, Joint

Core Strategy and saved policies DP.3 and DP.4 of the Winchester Local Plan Reviews 2006.

INFORMATIVE NOTES

1. The application has been determined in accordance with the following policies:
Winchester Local Plan, Joint Core Strategy
MTRA3, CP19, CP20
Winchester Local Plan Reviews 2006
DP.3 and DP.4
 - 2 It is considered that this planning application does not raise any crime and disorder implications.
 - 3 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.
 - 4 Due regard, where relevant, has been taken of the National Park Authority's equality duty as contained within the Equalities Act 2010.
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