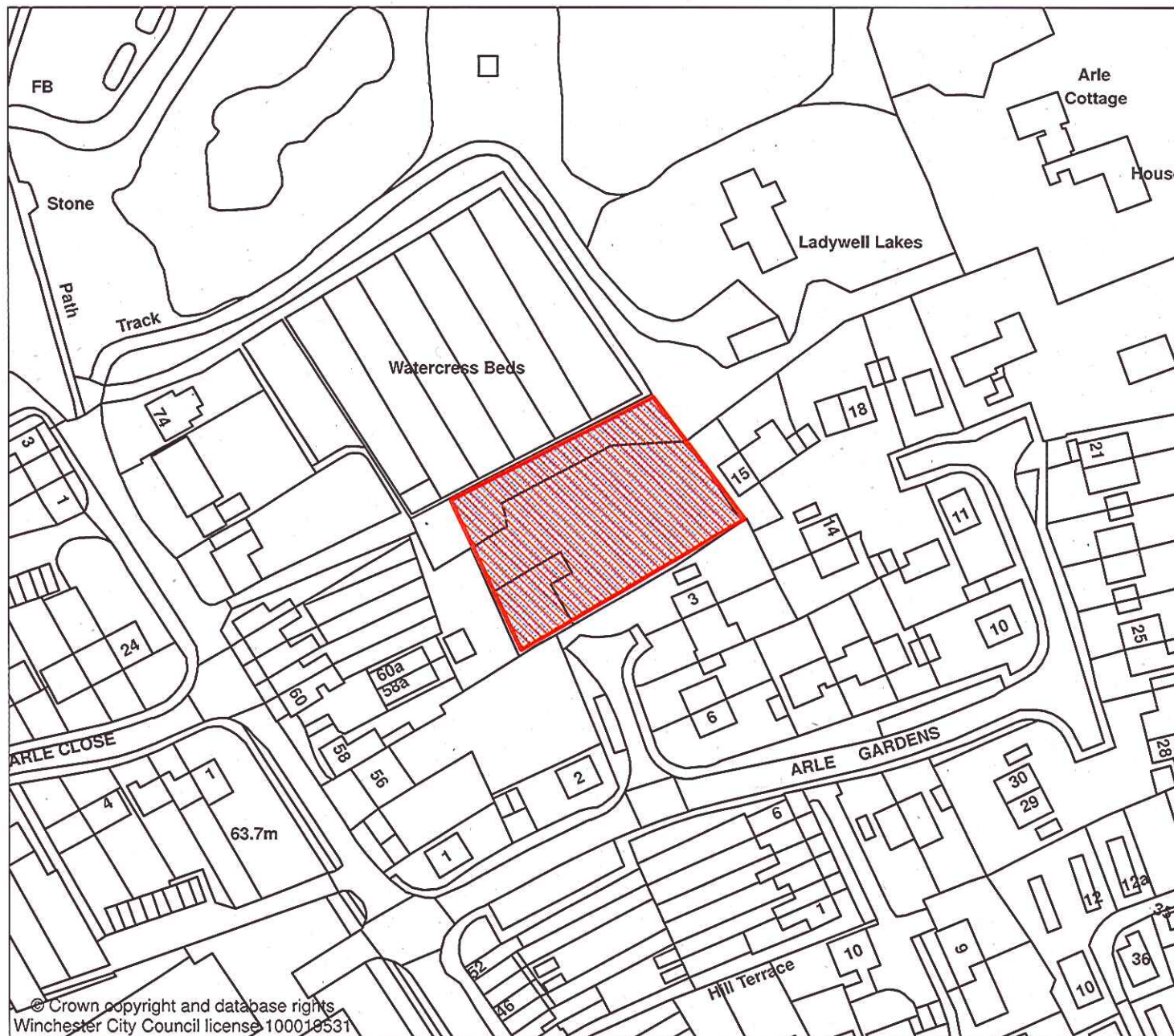


15/02890/FUL



**Winchester**  
City Council



### Legend

Organisation	Winchester City Council
Department	Winchester GIS
Comments	1:1250
Date	21/02/2017
PSMA Number	100019531



WINCHESTER CITY COUNCIL  
PLANNING COMMITTEE AGENDA

**Item No:** 02  
**Case No:** 15/02890/FUL  
**Proposal Description:** Erection of four houses  
**Address:** Western Villa 58 The Dean Alresford Hampshire SO24 9BD  
**Parish, or Ward if within Winchester City:** New Alresford  
**Applicants Name:** Mr Mark Sennitt  
**Case Officer:** Mrs Megan Osborn  
**Date Valid:** 11 January 2016  
**Recommendation:** Application Permitted

**General Comments**

This application is reported to Committee because of the number of objections received.

This application is a resubmission of a previously refused application on this site for four new dwellings. This application was refused for the following reasons:

01 The proposed dwellings are located outside the settlement boundary of New Alresford and therefore would represent an unjustified form of development in the countryside that would be contrary to Policy MTRA 4 of the Winchester Local Plan Part 1- Joint Core Strategy.

02 The application is contrary to Policy DP3 of the Adopted Winchester District Local Plan Review and CP13 of the Winchester Local Plan Part 1- Joint Core Strategy in that the proposed development and boundary treatment does not respond positively to the character and appearance of the surrounding area by virtue of the proposed scale, design and use of materials. As a result, the development would be detrimental to the character of the area and the street scene.

03 The proposed development is contrary to Policy CP3 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it fails to make appropriate provision for affordable housing.

04 The proposal is contrary to Policy CP7 of the Winchester District Local Plan Part 1 - Joint Core Strategy 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.

05 The proposal is contrary to Policies DS1, MTRA1 and CP21 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.

06 The proposed development is contrary to Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that, no information has been submitted to demonstrate how the development would achieve Level 5 for the energy aspect of the Code for Sustainable Homes (CfSH) and Level 4 for the water aspect of the CfSH.

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07 The proposal is contrary to Policy CP2 of the Winchester District Local Plan Part 1 – Joint Core Strategy, in that, it fails to meet a range of dwelling sizes.

This proposal amends the design of the scheme, changes the size of the proposed dwellings and updates the landscaping scheme.

**Site Description**

The application site is located on the northern edge of New Alresford and forms part of the rear garden of no.58 The Dean. The site is approx. 0.19 hectares and laid to grass, the land sloped down towards the northern end of the site by approx. 2, over a relatively short distance.

The land to the north comprises of watercress beds which has its own vehicular access from The Dean.

There is an existing vehicular access to the site, via Arle Gardens which is located to the immediate south of the site. This access is provided via a small cul-de-sac that accommodates no. 2-6 Arle Gardens.

The east of the site bounds no.15 Arle Gardens.

Arle Gardens comprises a 1970's estate of 32 detached and semi-detached houses typically three bedrooms in size with detached garages and generous front gardens.

**Proposal**

The proposals seek to provide four houses comprising of a pair of semi detached houses and two detached houses. They are made up of a mix of two x 4 bedroom dwelling and one x 2 bedroom dwelling and one x three bedroom dwelling.

**Relevant Planning History**

07/00553/FUL - Extension and alterations of existing garage. PER 25th May 2007.

07/00706/OUT - Erection of 8 no. dwellings (OUTLINE). REF 14th June 2007.

13/01957/FUL - (AMENDED DATES) Erection of 4 no. three bedroom dwellings. REF 15th January 2014.

**Consultations**

Engineers: Drainage:

No objections - A public foul sewer is available to dispose of foul water from the development possibly via an existing connection. The site is not within flood zone 2/3 therefore a flood risk assessment is not required. Storm water can go to soakaways but I would expect water permeable material to be used on drives and hardstandings with one water butt per dwelling provided.

Engineers: Highways:

No objections



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Head of Environmental Protection:

No objection on contamination grounds

Head of Landscape:

No objections, subject to condition 17 and 18.

Ecology

No objection, subject to conditions 17 and 18. In addition a legal agreement to secure the land for the reptile translocation to be classified and retained (and managed) in perpetuity as reptile habitat, and not developed on, including the reptile receptor site and additional grassland area that will be created within the existing watercress beds and main receptor site.

Head of Strategic Planning:

No objections

Trees

No objection, subject to conditions 3, 4 and 5

Southern Water:

No objection, subject to condition 16

Environment Agency:

Raise no objection in principle to the development as submitted, subject to condition 19

Ecology's earlier concerns have been addressed, and the applicant has determined that there will be no change to water flows and inputs to the River Arle (SAC) as a result of the conversion of part of the watercress beds to grassland for reptiles.

**Representations:**

New Alresford Parish Council

- No comment

7 letters received objecting to the application for the following reasons:

- The development will result impact on the privacy of neighbouring amenities.
- The proposed design is unacceptable as it would result in impact on the street scene by reason of its height, scale, mass and use of materials.
- This site floods and therefore is unacceptable for development.
- This site is outside the policy boundary of Alresford.
- This is a SSSI less than 100m away and there is no ecological survey.
- This would result in an increase in traffic.

Reasons aside not material to planning and therefore not addressed in this report

- This would result in the decrease of the value of existing properties.

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**Relevant Planning Policy:**

Winchester District Local Plan Review

DP3, DP4, DP5, H3, T2, T4

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA3, CP2, CP3, CP11, CP13

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Supplementary Planning Guidance

New Alresford Design Statement 2008

High Quality Places, Supplementary Planning Document

**Planning Considerations**

Principle of development

The LPP1 development strategy sets the requirement for the overall housing growth in the District at 12,500 dwellings between 2011 and 2031.

The overall provision for the Market Towns and Rural Area is about 2,500 new homes.

Policy MTRA2 proposes a housing target of “about 500 new homes” for Alresford over the plan period 2011-2031. However, the policy is also clear that this should be met in a plan-led way through a review of sites and settlement boundaries. It states that, “housing... should be accommodated through development and redevelopment opportunities within existing settlement boundaries first.

The NPPF stresses the importance of a plan led system and reiterates the requirement for applications to be determined in accordance with the development plan.

Local Plan Review:

Various policies of the Local Plan Review (2006) were saved by direction of the Secretary of State in June 2009. Some policies were replaced when the LPP1 was adopted and, of those that were not deleted by the adoption of LPP1, the following are relevant to this application:

DP3 – General Design Criteria

DP4 – Landscape and the Built Environment

CE19 - 24 – Residential Developments in the Countryside

H3 – Settlement Boundary

T2 - T4 – Transport and Parking

The site is currently outside the defined settlement boundary of Alresford (saved policy H3) as illustrated on the Policies Map. Land outside the settlement boundary is subject to countryside policies which resist residential development, unless it is for a proven need e.g. agricultural workers (CE19-CE24).

Emerging Development Plan - Local Plan Part 2: Development Management and Site Allocations:

Preparation of the Local Plan Part 2 (LPP2) began in January 2013. Work has been on-going since then, including liaison with the Parish Council and community consultation. This includes assessing sites outside of the settlement boundary to meet the LPP1 housing requirement of about 500 dwellings at Alresford. The assessment included the comparison of sites using various evidence studies and information on constraints,



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including a transport accessibility assessment, a landscape sensitivity appraisal and a historic environment assessment. This site is numbered 276 but is too small to be considered for potential site allocation.

A Settlement Boundary Review has been carried out using a consistent approach to review the settlement boundary. This site was considered and recommended for inclusion within the settlement boundary on the basis that it provides a small scale development opportunity which is physically, functionally and visually related to the existing urban area, taking account of environmental development constraints. Its character was considered to relate more closely to that of the residential area that surrounds it on three sides, rather than the more rural and open land to the north. Accordingly, the draft LPP2 published in autumn 2014 included the site within the proposed settlement boundary of Alresford.

The Government has published the Planning Practice Guidance (PPG). In paragraph 014 it sets out the Government's approach to the circumstances where it might be justified to refuse planning permission on the grounds of prematurity. The granting of planning permission may undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan. The LPP2 is now at a relatively advanced stage of preparation, with representations regarding its soundness having been considered through the public examination and the Inspector's Initial Findings published. Thus, substantial weight may now be given to the LPP2 as a material consideration.

The emerging Local Plan Part 2 is a material consideration and should be given appropriate weight in accordance with paragraph 216 of the National Planning Policy Framework. The Inspector concluded that they were satisfied that LPP2 is essentially sound, subject to some modifications, which have been incorporated into the Submission Local Plan incorporating Proposed Modifications 2016. The Inspector did not request any changes to the New Alresford revised settlement boundary, therefore for this application significant weight should be attached to LPP2. There may, however, be reasons why these sites should not be permitted, for example where they do not meet other policy requirements, or there are substantial levels of objection to the soundness of the Plan.

The Alresford Town Design Statement was adopted as a Supplementary Planning Document in 2008 and is a material consideration, along with the Affordable Housing and Residential Parking Standards SPDs.

**Assessment:**

The proposal lies outside the settlement boundary of the adopted Local Plan (WDLPR 2006 saved policy H3), but it is for a site that is proposed to be included in the settlement boundary through the emerging LPP2. The existing settlement boundary remains in force until LPP2 has been adopted, so the proposal is currently subject to the provisions of policy MTRA4 and other countryside policies. In that respect, the proposed housing does not accord with any of the types of development that could be permitted under policy MTRA4, however the Publication LPP2 (Nov 2015) indicates a proposed change to the settlement boundary in this location.

Given the advanced stage of LPP2 and as it now forms the Council's agreed policy there is no reason for the site to be held back on the ground of prematurity. There has been one objection to the inclusion of the site within the settlement boundary of the Publication



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Local Plan, but it is not considered that this amounts to a substantial level of objection or raises matters that go to the soundness of the Plan. Therefore, in accordance with the advice in paragraph 216 of the NPPF, it is considered that greater weight should be accorded to the Publication LPP2's proposed settlement boundary at this point.

The application is for 1 x 2-bed, 1 x 3-bed and 2 x 4-bed dwellings. Policy CP2 expects the majority of units to be 2 and 3 bed and the proposal meets this expectation.

Local Plan Part 1 policy CP11 expects high standards of sustainability (Code for Sustainable Homes Level 5 for energy and Level 4 for water). Recent Government announcements mean that Code Level 4 for energy would be accepted, although it is not clear what is proposed for this scheme. Sustainability requirements have been secured by a planning condition in this instance.

Impact on character of area and neighbouring property

The proposal is for 4 dwellings located on the land to the east of The Dean and the north west of Arle Gardens. The four dwellings take the form of two detached properties and one pair of semi detached properties.

The layout of the proposed dwellings in relation to the surrounding properties is considered acceptable and the property types of detached and semi-detached dwellings would not appear incongruous in relation to the property types and layout of the surrounding dwellings.

The design and appearance of the proposed dwellings is considered acceptable, although a departure in terms of the use of contemporary materials proposed (render, natural cedar, with a zinc roof) and the form and massing of the dwellings would not result in an incongruous form of development and is in accordance with the High Quality Places SPD.

Overall, the design has been improved from the previous application with more acceptable fenestration and better form of building in relation to neighbouring building forms.

The proposed development would be viewed from the surrounding residential properties on Arle Gardens however it is considered that this would not result in an unacceptable material planning harm on any surrounding amenities.

The four proposed dwellings would front onto a new internal access road, accessed from the cul de sac at Arle Gardens.

The dwelling labelled House 1 (a detached dwelling), fronts onto a large enclosed garden area (situated to the rear of no. 2 Arle Close). It sides onto the rear of 58a/60a, but separated by a garage/ home office that is used by the occupiers of 58 The Dean.

When considering the distance of the houses away from neighbouring amenities (12m from no.3 and 11.2m from no.15 Arle Gardens) and when taking into consideration the movement of the sun through the sky, it is considered that the dwellings would not result in a loss of light or result in an unacceptable level of overshadowing or result in an overbearing feature towards these properties.



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There are no windows proposed on the side elevation of House 4 (nearest no.15) and therefore this would not result in an unacceptable level of overlooking.

There are windows proposed on the front elevation of House 4 that would look directly towards the side elevation of no.3 Arle Gardens and its rear garden. However, these are both bathrooms and therefore have been conditioned to be obscurely glazed (condition 15).

Highways/Parking

Previous comments were made on this site on similar proposals, the principle of which have been acceptable from a highway point of view.

In accordance with current parking standards, the development is providing 10 allocated car parking spaces together with a visitor parking space. It would appear that it will not be possible to accommodate the turning requirements of a refuse vehicle within the site, therefore a bin collection area has been provided at the site access junction with the highway.

The application is therefore acceptable from a highway point of view.

Ecology

Ecological surveys conclude that there is suitable reptile habitat on the site and there is also a presence of slow worms. Natural England guidance states that mitigation measures should ensure no net loss of local reptile conservation status by providing sufficient quality, quantity and connectivity of habitat to accommodate the reptile population in the long term. The proposal is to retain and enhance habitat bordering the cress beds to the north and east. Subject to correct methodologies and consents an area of cress beds will be converted to suitable reptile habitat. Both of these areas should be included in the receptor site and therefore protected long term under a legal agreement or Section 106 that will state management prescriptions and provide funding for this management in perpetuity.

The impacts of ecological mitigation and enhancement measures is tied in with the impacts on water environment and mitigated through the imposition of a condition for construction method statement with details on designations, protected habitat and species (including terrestrial amphibian habitat and reptile habitat) in relation to the practice of infilling the water cress beds.

Other Matters

Flood zones 2 and 3 are located approx. 5m north of the boundary of the site, therefore the application site is not within the flood zones and would not result in any significant harm. The ecological mitigation area for enhanced habitat boarding the Cress Beds is however in a flood zone and therefore the EA required a Flood Risk Assessment. This was approved by the EA subject to condition 19.

Conclusion

Therefore it is concluded that, the arguments in favour of permitting this application carry more weight than concerns about prematurity or the modest level of objection to the emerging Local Plan and the proposed design, layout and impact on character of area and residential amenities is acceptable.



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Planning Obligations/Agreements

In seeking the planning obligation(s) for the reptile receptor site, the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

**Recommendation**

Application Permitted subject to a legal agreement and condition(s):

**S106 Heads of Terms:**

The land for the reptile translocation to be classified and retained (and managed) in perpetuity as reptile habitat, and not developed on, including the reptile receptor site and additional grassland area that will be created within the existing watercress beds and main receptor site.

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

**Conditions**

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The development shall be carried out in accordance with the following approved materials:

1. VMZINC ZINC Quartz Plus

2. SILVA TIMBER

Species: Western Red Cedar – PEFC,

Grade: Kiln Dried' No. 2 Clear & better

Profile: Tongue & Groove, V-joint

Size: 19x144mm

3. STOLIT RENDER

Acrylic White Render

Strukturmuster K 1,5

4. Windows - Aluminium Frame RAL 7024

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

03 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the



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construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

03 Reason: In the interests of highway safety.

04 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.

04 Reason: In the interests of highway safety.

05 The parking areas shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

05 Reason: To ensure the permanent availability of parking for the property.

06 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB – potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

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

07 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 J660 Telephone 01962 848403.

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

08 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement J660.

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

09 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement J660 shall be agreed in writing to the Local Planning Authority.

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



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

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

11. The development shall be built in accordance with the following document – Job No:4546 dated 14/11/2016, which demonstrates that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes).

11 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

12 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall occupied in accordance with these findings.

12 Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

13 The development hereby permitted shall be carried out in accordance with the plans listed below unless otherwise agreed in writing by the local planning authority:

D-1100 Rev A (Location Plan)

D-1101 Rev A (Block Plan)

D-1121 Rev C (Proposed site with turning)

D-1122 (Proposed Site – for Pre Commencement Conditions

D-2101 Rev D (Proposed ground floor plan)

D-2103 Rev D (Proposed first floor plan)

D-3105 Rev B (House 1 - Elevations)

D-3106 Rev A (House 2 and 3 - Elevations)

D-3107 Rev A (House 4 - Elevations)

D-3200 (Section A-A Through House 3)

13 Reason: To ensure the development is built in accordance with the plans approved.



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14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (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 side elevations of all dwellings and the front elevations of House 4 hereby permitted.

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

15 The first floor window(s) in the front elevation of House 4 hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, and the glazing shall thereafter be retained in this condition at all times.

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

16 The development hereby permitted shall not commence until details are submitted to and approved in writing by the Local Planning Authority showing the measures which will be undertaken to divert the public foul sewers. The development shall be carried out in accordance with the approved details.

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

17 The landscaping shall be carried out in accordance with plan LC 00094 Drawing number: 001. The scheme follows the recommendations in the Reptile Survey and Mitigation Strategy Report (Hampshire Ecological Services), 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.

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

18 Based on the measures and enhancements set out in Reptile Survey and Mitigation Strategy Report Rev. 3, 17.10.2016 Hampshire Ecological Services Ltd and Statement of Pwcrecom Impact on Water Environment RandS report 10276 Dec 16 a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority showing details on designations, protected habitat and species (including terrestrial amphibian habitat and reptile habitat) in relation to the practice of infilling the water cress beds. Development shall be carried out in accordance with the approved details.

18 Reason: To ensure protection of the ecology of the area.

19 The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (January 2017) by Soils Ltd and the following mitigation measures detailed within the FRA:

Ground levels in the proposed grassed area will not be raised above the existing top water



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level of the Cress Bed thus retaining flood capacity and preventing an increase in flood risk.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

**19 Reason:** To prevent an increase in risk of flooding to the proposed development, future occupants and to areas outside the site.

**Informatives:**

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.

02. 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.

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

Winchester District Local Plan Review 2006: DP3, DP4, DP5, H3, T2, T4  
Local Plan Part 1 - Joint Core Strategy: MTRA3, CP2, CP3, CP11, CP13  
Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM2, DM14, DM15, DM16, DM17

04. 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.

05. 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.



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06. 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](http://www.winchester.gov.uk).

07. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW tel 0330 303 0119 or [www.southernwater.co.uk](http://www.southernwater.co.uk)

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

08. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel. 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk)