

PLANNING DEVELOPMENT CONTROL COMMITTEE

21 February 2007

Attendance:

Councillors:

Jeffs (Chairman) (P)

Baxter (P)

Bennetts (P)

Beveridge (P)

Busher

de Peyer (P)

Evans (P)

Huxstep (P)

Lipscomb (P)

Johnston (P)

Read (P)

Ruffell (P)

Saunders (P)

Sutton (P)

Deputy Members

Councillor Hammerton (Standing Deputy for Councillor Busher)

Others in attendance who addressed the meeting:

Councillors Cook and Pearson

1. **APOLOGIES**

Apologies were received from Councillor Busher.

2. **DEVELOPMENT CONTROL APPLICATIONS**

(Report PDC664 refers)

The Schedule of Development Control Decisions arising from the consideration of the above Report is circulated separately and forms an appendix to the minutes.

Councillor Beveridge declared a personal (but not prejudicial) interest in respect of Item 4 as he was a member of the City of Winchester Trust which had commented on the application and he spoke and voted thereon.

By way of personal explanation, Councillor Hammerton drew attention to Item 8 (The White Swan, Bank Street, Bishops Waltham) where her level of prior involvement with the application as Ward Member may have risked the perception of predetermination. Therefore, she addressed the meeting as a Ward Member, sitting apart from the Committee, and she did not vote on this item.

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

Item 1: Station Mill, Station Road, Alresford – (new office building consisting of 6 units of accommodation over three floors, and car parking below) - Case Number: 06/03532/FUL

Mr Gard and Councillor Cook (a Ward Member) spoke in support of the application.

In summary, Councillor Cook suggested that the visual and architectural design of the resubmitted proposal, and changes to its configuration, had overcome a number of weaknesses in the originally approved scheme. In addition to the proposal's appearance being more sympathetic and less obtrusive to the adjacent listed Mill building, it would provide a more lettable space. Referring to the Environment Agency's objection to the proposal, Councillor Cook questioned why its concerns of mediation of potential contaminants had not been raised in the previous application. He requested that this matter be addressed by condition.

The Director of Development reminded Members that this application (and the consent granted for the earlier scheme) was linked by conditions, to ensure that new office accommodation was provided following the conversion of the adjacent Mill building from a commercial let to residential flats.

The Director clarified that the Environment Agency had indicated that it would not support the addition of a condition to any subsequent approval relating to contamination of the site and would maintain its objection at appeal if necessary. Reason 2 for refusal related to this.

The Director also advised that a letter sent by Councillor Hollingbery (as a Ward Member) had been omitted from the Report. In summary, the letter detailed his support for the proposals and that he considered that the design was superior to that of the approved scheme.

During discussion, the Director commented on the importance of the design, bulk and appearance of the building so as to not detract from, and to be subservient to, the adjacent Mill. It was also clarified that the colouring of the render on the approved scheme was not specified in the agreement and would be decided by the applicant in consultation with officers.

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

Item 2: Station Mill, Station Road, Alresford - (conversion of existing Mill building into seven flats over the four floors) – Case Number: 06/03536/FUL

Mr Gard and Councillor Cook (a Ward Member) spoke in support of the application. Both their comments were also in reference to Item 3 below, for the necessary listed building consent to carry out the conversions.

In summary, Councillor Cook advised that the proposal to convert the building to flats was important, to bring the historic building back into use and to provide much needed accommodation. He considered that as the Mill was not unique, necessary alterations to its historic fabric should be allowed in order to best facilitate the conversion. The revised proposal, which showed 2 flats on each level, would provide more habitable accommodation space in comparison to the approved scheme. Councillor Cook also reminded the Committee of the support of the Alresford Society and the Town Council for the revised scheme.

Further to questions, it was explained that various aspects of the revised scheme, notably the inclusion of a lift, new stairs and insertion of 10 roof lights, would require some significant permanent alteration to the historic fabric of the building. The Committee was mindful that the previous consent had not necessitated significant alterations and therefore the Conservation Officer had raised no objections, unlike the current application which had raised conservation concerns.

During discussion, the Director of Development confirmed that, although an agreement to make a contribution towards provision for Public Open Space had been submitted with the previous application, this had not been forthcoming with the resubmission. Members appreciated that this had probably been a misunderstanding and that the applicant did intend to enter into such an agreement. However, the City Secretary and Solicitor advised that, should the Committee be minded to approve the application (against the recommendation of officers) then this would be subject to the applicant entering into a Section 106 agreement. If the Committee was minded to refuse the application, the absence of a Section 106 agreement at this time should be recorded as a reason for refusal, albeit that it could be disregarded in the context of an appeal, if the applicant had by then made the payment.

The Director also clarified that Reason 4 for refusal in the Report incorrectly referred to Policy E1, instead of E2.

At the conclusion of debate, the Committee agreed to support the officer's recommendation to refuse planning permission for the reasons set out in the report.

Item 3: Station Mill, Station Road, Alresford – (listed building application for necessary conversions) – Case Number: 06/03537/LIS

Mr Gard and Councillor Cook (a Ward Member) spoke in support of the application. Both their comments were also in reference to Item 2, above, for the detail of the conversion of the Mill building to residential accommodation.

After debate, the Committee agreed to support the officer's recommendation to refuse planning permission for the reasons set out in the report.

Item 6: Walterson, Hambledon Road, Denmead – Case Number: 06/03514/FUL

Mr Hallett (representing Denmead Parish Council) spoke in opposition to the application and Mr Theobald spoke in support.

The Director of Development advised that, since publication of the Report, an Open Space Payment had been made by the applicant.

In referring to the reasons for refusal of the previous scheme, the Director confirmed that he was satisfied that the new proposals would not detract from the character of the area, or be detrimental to its visual amenity.

At the conclusion of debate, the Committee agreed the application as set out in the Report, subject to an additional condition to be agreed by the Director of Development, in consultation with the Chairman. The purpose of that condition would be to require that, before development commences, the applicant provide details of the ownership and height of the hedge at the boundary with the neighbouring properties, in order that an appropriate landscape scheme could be agreed as far as possible, to ensure the maintenance of the hedges at an appropriate height to prevent overlooking.

Item 7: Selhurst Poultry Farm, Heath Road, Soberton Heath – Case Number: 06/03514/FUL

Mr Corcoran spoke in support of the application and Councillor Pearson (a Ward Member) spoke against.

Councillor Pearson reiterated the objections of Soberton Parish Council to the proposals.

The Director of Development advised that, since publication of the Report, Soberton Parish Council had submitted representations by e mail objecting to the application (a copy of the objection would be placed on the application file).

The Director reminded Members that the aspirations of the Parish Council, as expressed in its e mail, were not material planning considerations with regard to the determination of this application.

During discussion, it was confirmed that any demolition or rebuild of the structures on site would require a separate planning consent. The Director also advised that he would investigate whether the portacabin and container situated within the site had proper consents.

Following debate, the Committee agreed to support the recommendation to grant planning permission for the reasons set out in the Report, with the addition of a Condition regarding the submission of landscaping scheme.

Item 8: Public House and Premises, The White Swan, Bank Street, Bishops Waltham - Case Number: 06/03352/FUL

Mr Bigthorne and Councillor Hammerton (a Ward Member), spoke against the application and Mr Benn spoke in support.

In summary, Councillor Hammerton was concerned that due to inadequate parking provision on site, additional on-street parking may be generated and that Upper Basingwell Street was too narrow to accommodate this. There was also no provision on site for turning space. She advised that a large portion of the car park of the White Swan had been previously taken to form part of a separate redevelopment. Furthermore, she was concerned that the density of the proposals was excessive. Although the number of bedrooms was to increase only from an existing 8 to a proposed 9, this was questionable as some rooms had been previously utilised by the pub as function rooms.

The Director of Development advised that, since publication of the Report, Condition 4 was to be replaced by the following:

“No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

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

During discussion, the Director reminded the Committee that the site was close to public car parks and therefore the parking provision on site was considered acceptable. He also clarified that the adjacent development of a detached house to the rear of the existing car park was the subject of a separate application.

Members noted that officers were satisfied that the inclusion of a café as part of the proposals represented the retention of a similar community facility to that of the pub,

and so therefore conformed with planning policies. However, it was also noted that the White Swan had ceased trading approximately 6 months previously and Members questioned whether this was enough time for its non-viability to have been proven.

Following debate, the Committee agreed to grant planning permission, subject to the Conditions as set out in the Report and the replacement of Condition 4 as detailed above.

During consideration of items that were not subject to public participation, the following items were discussed:

Item 4: 190 Stockbridge Road, Winchester - Case Number: 06/03567/FUL

The Committee agreed to grant planning permission, subject to the Conditions set out in the Report.

Item 5: Touchwood, Church Road, Shedfield 06/02688/OUT

The Director of Development advised that this item be deferred to a future meeting of the Committee to allow for clarification of the detail of the officer's recommendation.

RESOLVED:

1 That the decisions taken on the Development Control Applications, as set out in the schedule which forms an appendix to the minutes, be agreed.

2 That in respect of Item 5, this item be deferred to a future meeting of the Committee to allow for clarification of the detail of the officer's recommendation.

5. **MINUTES OF THE PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE HELD ON 25 JANUARY 2007**
(Report PDC666 refers)

The Committee considered the minutes of the Planning Development Control (Viewing) Sub-Committee held on 25 January 2007 (attached as Appendix A to the minutes) which related to applications at Littleton and Wickham.

RESOLVED:

That the minutes of the Planning Development Control (Viewing) Sub-Committee held on 25 January 2007 be received.

6. **PLANNING APPEALS**
(Report PDC671 refers)

RESOLVED:

That the Report be noted.

The meeting commenced at 9.30am, adjourned for lunch at 1.00pm, recommenced at 1.45pm and concluded at 3.50pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

21.02.2007

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item
01

Parish	New Alresford
Conservation Area:	
Case No:	06/03532/FUL
Ref No:	W02502/18
Date Valid:	5 December 2006
Grid Ref:	458870 132493
Team:	EAST
Applicant:	Mr T Gard
Proposal:	Erection of new office building consisting of 6 no office units over three floors with enclosed ground floor parking for four cars and partial demolition of workshop adjacent to the mill (RE-SUBMISSION)
Location:	Station Mill, Station Road, Alresford, Hampshire, SO24 9JQ
Recommendation:	REF

Case Officer: Mrs Jill Lee

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

Conditions/Reasons

- 1 The proposed new office building would be contrary to PPG15, policy E16 of the Hampshire County Structure Plan Review and policies HE4, HE5 and HE16 of the Winchester District Local Plan Review in that it would result in a building which would by reason of its design and appearance detract from the adjacent listed building and detract from the character and visual amenities of the conservation area.
- 2 The proposed development is contrary to the provisions of PPS23 and policy DP13 of the Winchester District Local Plan Review in that there is insufficient information to demonstrate that the risk of pollution to controlled waters is acceptable.

Informatives

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

Hampshire County Structure Plan Review: E16

Winchester District Local Plan Review: DP13, HE4, HE5, HE16

Item
02

Parish	New Alresford
Conservation Area:	New Alresford Conservation Area
Case No:	06/03536/FUL
Ref No:	W02502/19
Date Valid:	5 December 2006
Grid Ref:	458870 132493
Team:	EAST
Applicant:	Mr T Gard
Proposal:	Conversion of the existing mill building into 7 no flats over four floors; partial demolition of adjacent workshop to provide garden boundary wall and bicycle shelter (RE-SUBMISSION)
Location:	Station Mill, Station Road, Alresford, Hampshire, SO24 9JQ
Recommendation:	REF

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

Conditions/Reasons

- 1 The proposed alterations to the listed building are contrary to the provisions of PPG15, policy E16 of the Hampshire County Structure Plan Review and policy HE14 of the Winchester District Local Plan Review in that the historic features of the building have not been retained and the proposed works cause harm to the fabric of the listed building.
- 2 The proposed development is contrary to policy E14 of the Hampshire County Structure Plan Review and policy HE1 of the Winchester District Local Plan Review in that it fails to make satisfactory provision for a programme of archaeological investigation and recording before or during development, on a site which is considered to be of archaeological interest.
- 3 The proposal is contrary to the policies of the Hampshire County Structure Plan and the Winchester District Local Plan 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. The proposal would also be likely to prejudice the Hampshire County Structure Plan (Review), the Winchester District Local Plan and the emerging Winchester District Local Plan (Review), in that it would undermine this Plan's Policies for recreational open space provision within the District.
(No Open Space)
- 4 The proposed development is contrary to policies SF2 and E2 of the Winchester District Local Plan Review in that it would result in the loss of employment within the town centre for which no overriding justification has been submitted.

Informatives

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

Hampshire County Structure Plan Review: E14, E16
Winchester District Local Plan Review: HE1, HE14

Item

03

Parish	New Alresford
Conservation Area:	
Case No:	06/03537/LIS
Ref No:	W02502/17LB
Date Valid:	7 December 2006
Grid Ref:	458870 132493
Team:	EAST
Applicant:	Mr T Gard
Proposal:	Conversion of the existing mill building into 7 no flats over four floors; partial demolition of adjacent workshop in order to provide garden boundary wall and bicycle shelter (RE-SUBMISSION)
Location:	Station Mill, Station Road, Alresford, Hampshire, SO24 9JQ
Recommendation:	REF

Case Officer: Mrs Jill Lee

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

Conditions/Reasons

- 1 The proposed alterations to the listed building are contrary to the provisions of PPG15, policy E16 of the Hampshire County Structure Plan Review and policy HE14 of the Winchester District Local Plan Review in that the historic features of the building have not been retained and the proposed works would cause harm to the fabric of the listed building.

Informatives

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

Hampshire County Structure Plan Review: E16
Winchester District Local Plan Review: HE14

Item
04

Parish	Winchester Town
Conservation Area:	
Case No:	06/03567/FUL
Ref No:	W20429
Date Valid:	7 December 2006
Grid Ref:	447316 130104
Team:	EAST
Case Officer:	Ms Nichola Whitehead
Applicant:	Mr And Mrs J Brooking
Proposal:	Single storey rear extension and extension to roof with dormer window
Location:	190 Stockbridge Road, Winchester, Hampshire, SO22 6RW
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

- 2 The materials to be used in the construction of the external surfaces of the development 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 materials to be used in the construction of the external surfaces of the dormer window hereby permitted have been submitted to and approved in writing by the Local Planning Authority. This shall include details of the sash windows. Development shall be carried out in accordance with the approved details.

Note to applicant: A lead roof, natural slate walls and timber sliding sash windows are considered to be most appropriate for this property.

- 3 Reason: To ensure that the development presents a satisfactory appearance in the interests of the 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:-

Hampshire County Structure Plan Review: UB3
Winchester District Local Plan Proposals: DP.3

Item

05

Parish **Shedfield**

Conservation Area:

Case No: 06/02688/OUT

Ref No: W06733/06

Date Valid: 23 August 2006

Grid Ref: 455918 113158

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

Applicant: Messrs A & A Edwards And Son

Proposal: Redevelopment comprising 10 no dwellings with new access
(OUTLINE - considering access and layout) (RE-SUBMISSION)

Location: Touchwood, Church Road, Shedfield, Southampton, Hampshire,
SO32 2HW

Recommendation: DEFE

DEFERED for further consideration.

Item
06

Parish	Denmead
Conservation Area:	
Case No:	06/03514/FUL
Ref No:	W07624/02
Date Valid:	12 December 2006
Grid Ref:	466374 111416
Team:	EAST
Case Officer:	Mr Tom Patchell
Applicant:	Mr & Mrs J K Theobold
Proposal:	Erection of 2 no. two bed semi-detached chalet-style bungalows with detached garaging; replacement garage to Walterson
Location:	Walterson, Hambledon Road, Denmead, Waterlooville, Hampshire, PO7 6QF
Recommendation:	PER

APPROVED 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 dwellings and replacement 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 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

- 4 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.

- 5 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

- 6 The garages and parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the n the interests of local amenity and highway safety.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classe A, B, C or E of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

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

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

- 9 Before development commences the applicant shall submit in writing to the local planning authority details showing the height of the boundaries to the site (hedges and fences) and whether or not they are in control of the applicant. The hedges in the applicants control shall be retained at an appropriate height to be determined by the local planning authority in writing. No hedges within the control of the applicant shall be reduced in height without the written consent of the local planning authority.

Reason: To protect the amenity of neighbours.

Informatives

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

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

Hampshire County Structure Plan Review: UB3, H1, H2 and T6
Winchester District Local Plan Review Proposals: DP.3, H.1, H.3, H.7, RT.4 and T.2

Item
07

Parish	Soberton
Conservation Area:	
Case No:	06/03339/FUL
Ref No:	W15923/04
Date Valid:	10 November 2006
Grid Ref:	460585 114395
Team:	WEST
Applicant:	Mr N Wallis
Proposal:	Change of use of buildings from agricultural to B1 and B8 uses
Location:	Selhurst Poultry Farm, Heath Road, Soberton Heath, Hampshire
Recommendation:	PER
Case Officer:	Mrs Jane Rarok

3 APPROVED 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 materials shall be burnt on site.
Reason: to protect the amenity of the occupiers of nearby properties and in the interests of public health.
- 3 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site other than between the hours of 0800 and 1800, Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the amenities of the nearby properties.
- 4 Prior to the commencement of the development hereby approved, plans illustrating the car parking layout and surface constructions shall be submitted to and approved in writing by the Local Planning Authority. That area shall not be used for any purposes other than the parking, loading, unloading and turning of vehicles.
Reason: To ensure that adequate on-site parking facilities are made available
- 5 No development shall commence before an additional survey of the buildings for bats and owls has been carried out and a corresponding report, including proposed mitigation measures as appropriate, has been submitted to and approved by the local planning authority. The development shall not be carried out other than in accordance with the approved mitigation measures (if required).
Reason: In the interests of nature conservation.
- 6 No working or storage shall take place anywhere on the site except within the confines of the building hereby permitted.

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

- 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 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 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.

Informatives

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

Hampshire County Structure Plan Review: UB3, E12, E13, C1, C2, EC3
Winchester District Local Plan Proposals: DP3, CE10, CE11, CE17,

Item

08

Parish	Bishops Waltham
Conservation Area:	
Case No:	06/03352/FUL
Ref No:	W05615/03
Date Valid:	10 November 2006
Grid Ref:	455496 117526
Team:	WEST
Case Officer:	Mr Michael Wright
Applicant:	
Proposal:	Conversion of the White Swan Public House and Fire Station to 6 no one bedroom flats; three bedroom house and cafe/bistro with associated external works.
Location:	Public House and Premises, The White Swan, Bank Street, Bishops Waltham, Hampshire
Recommendation:	PER

APPROVED 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 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.

- 3 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 improve the appearance of the site in the interests of visual amenity.

- 4 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

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

- 5 The units indicated on the floor plans shall not be amalgamated or converted into larger dwellings without the grant of planning permission.

Reason: To ensure the retention of small dwellings in accordance with Policy H7 of the Winchester District Local Plan Review.

- 6 All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 8.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of adjoining properties during the construction period.

- 7 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

- 8 Development shall not begin until surface and foul water drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

- 9 Details of a scheme for protecting the proposed dwellings from noise from the cafe/bistro shall be submitted to and approved by the Local Planning Authority in writing before the development commences. Any works which form part of the approved scheme shall be completed before any dwelling is occupied unless an alternative period is agreed in writing by the Local Planning Authority. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

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

- 10 No sound amplifying equipment, which when operated is audible outside the premises, shall be installed in the premises without the prior written consent of the Local Planning Authority.

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

- 11 Details of the means of extraction of fumes from the premises shall be submitted to and approved in writing by the Local Planning Authority and shall be installed before

the use hereby permitted is commenced, and thereafter maintained and operated in accordance with the approved details.

Reason: In the interests of the amenities of the adjoining properties.

- 12 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 west elevation(s) of the proposal hereby permitted.

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

- 13 The secure cycle and bin storage facilities shall be erected as indicated on drawing no 2.04 rev. 00 before any of the dwellings are first brought into use and maintained in good condition thereafter.

Reason: To ensure the retention of these essential facilities.

- 14 The 1.8m high first floor parapet wall on the Public House and gable wall to new house on the west elevation, forming an effective visual screen, shall be erected as indicated on drawing no 2.03 rev. 00 before the dwelling is first brought into use and maintained in good condition thereafter.

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

- 15 The existing perimeter wall on the west boundary shall be retained as detailed on the approved plans. Details of any repairs to the wall and means of protection during construction shall be submitted to and approved in writing by the Local planning Authority, prior to the commencement of works.

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

Informatives

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

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

Hampshire County Structure Plan Review: UB1, UB2, UB3, H5, H7, H11, R2, T2, T4, T5, E16 & E17.

Winchester District Local Plan Review: DP1, DP3, DP5, DP6, HE2, HE5, HE6, H3, H7, SF2, SF4, RT4, T1, T2, T3, T4 & T5.