

PLANNING DEVELOPMENT CONTROL COMMITTEE

29 March 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
Saunders (P)
Sutton (P)

Deputy Members

Councillor Godfrey (Standing Deputy for Councillor Ruffell)
Councillor Hammerton (Standing Deputy for Councillor Busher)

Others in attendance who addressed the meeting:

Councillors Berry, Learney and Verney

Others in attendance who did not address the meeting:

Councillor Wood (Portfolio Holder for Planning and Transport)

1. **APOLOGIES**

Apologies were received from Councillors Busher and Ruffell.

2. **DEVELOPMENT CONTROL APPLICATIONS**

(Report PDC677 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 5 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 Items 3 and 4 where her level of prior involvement with the proposal as a Ward Member may have risked the perception of predetermination. Therefore, she sat apart from the meeting, addressed the Committee as a Ward Member, and did not vote thereon.

Councillor Johnston declared a personal (but not prejudicial) interest in respect of Item 1 as he was a member of Kings Worthy Parish Council that had originally made representation against the application. As he had taken no part in those discussions, he spoke and voted thereon.

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Item 11, as he was acquainted with the objector who spoke. Councillor Lipscomb spoke and voted thereon.

Councillor Read declared a personal (but not prejudicial) interest in respect of Item 17, as he was Scout Commissioner and the application site was a facility that had been used by Scouts and other youth groups. However, he was not aware that the facility had been used by his particular Scout troop and so he spoke and voted thereon.

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

Item 1: Woodhams Farm, Springvale Road, Kings Worthy - Case Number: 07/00134/FUL

Ms Mould and County Councillor Porter spoke in support of application.

The Director of Development advised that since publication of the Report, Kings Worthy Parish Council had withdrawn its objection to the proposal.

The Director also reported that since publication of the Report, the following consultation response had been received from the Council's Environmental Health Officer:

With regard to the issues raised pertaining to masts and pylons, no comment is raised to the development being sited close to them. Guidance set out in PPG8 states that if the emissions from permitted telecommunications equipment meet the International Commission on Non-Ionizing Radiation Protection guidelines (ICNIRP), it should not be necessary for an authority to consider health effects further.

Following debate, the Committee agreed to grant planning permission subject to the conditions set out in the Report.

Item 2: Sutton Court, Bishops Sutton Road, Bishops Sutton – Case Number: 06/03702/FUL

Mr Jay, Mrs Miller (representing Bishops Sutton Parish Council) and Councillor Verney (a Ward Member) spoke against the application.

In summary, Councillor Verney suggested that there should have been more consultation with neighbours with regard to the amended design, especially the addition of an external staircase to the west of the site. He was concerned that neighbours could be overlooked from this and from a window in the northern elevation. Furthermore, Councillor Verney stated that it was unsatisfactory that this revised application had commenced construction and was being considered further to enforcement action. He also made reference to the Parish Council's concerns that the office could be utilised as commercial premises. In conclusion, he suggested that the proposed carport should revert largely to storage, with a small office area and

no additional facilities. The external staircase should also be moved to the east of the structure.

During discussion, the Director of Development reminded Members that the previously approved scheme was inclusive of an attic space and that a separate application was not required for the inclusion of office space, as this was deemed as ancillary to the main dwelling house. The City Secretary and Solicitor advised that Condition 1 of any subsequent approval would also make it explicit that the office could only be used by the occupants of the house, to support a business and not another principal use. To this end, the condition detailed eventualities that could impact on the residential character of the main dwelling house as a result of more intensive use as a business premises; such as commercial deliveries, client visits or the employment of staff.

Following debate, the Committee agreed to grant planning permission as set out.

Item 3: Barn and Stable 30 metres South East of Farmhouse, West Hoe Farm, West Hoe Lane, Bishops Waltham – Case Number: 07/00185/FUL

Mr Forshaw (applicant) and Councillor Hammerton (a Ward Member) spoke in support of the application and against the officers' recommendation to refuse. Councillor Hammerton's comments were also in reference to Item 4 below, for the necessary listed building consent to carry out the proposed conversions.

In summary, Councillor Hammerton reported that local residents had supported the domestic development of the site and that a commercial application was likely to create a more intensive use. The site was within walking distance of Bishops Waltham and therefore compliant with Policy H3. She reported that the barn, in particular, was in a poor state of repair and that lack of agreement for its conservation would cause further unnecessary deterioration. The owner of the farm was a retired farmer who wanted to sell his property as soon as possible, rather than wait for the most commercial opportunity to become apparent.

With regard to concerns of loss of historic fabric to the listed barn, Councillor Hammerton suggested that the proposals were not any less damaging than the scheme with consent. With regard to lack of external amenity space for the three dwellings, she suggested that this was adequate, as much less was required than for a large house. Councillor Hammerton was also satisfied that concerns of landscaping had been addressed by negotiations with the Landscape Officer for native tree planting and the removal of the paddock area from the residential curtilage.

The Director of Development advised that since the publication of the Report, the applicant had amended the scheme so that the residential curtilage did not include a paddock area of approximately 115 metres, to the east of the site. Members were reminded that the approved scheme had also not included the paddock area, but as this proposal was for a single dwelling, this was deemed adequate. Although this had overcome some of the concerns raised by the Landscape Officer, officers were not satisfied that there was adequate amenity area to serve the three proposed dwellings.

As a consequence of this change, the Director advised that Reason for Refusal 1 (iii) be modified to read as follows:

The landscaping to the courtyard would adversely affect the setting of the listed building's rural setting.

In addition, Reason for Refusal 2 (i) be substituted to read as follows:

“The proposal fails to show provision of adequate amenity space to serve the three proposed dwellings to be created in the barn and, in the absence of details, the Local Planning Authority is not satisfied that such space can be provided in a way which would avoid harming the setting of the listed building, countryside and the local gap. “

The Director also reported that since publication of the report, the following additional Reason for Refusal should be added:

“The proposal is contrary to Policy R2 of the Hampshire County Structure Plan and Policy RT.4 of the Winchester District Local Plan Review 2006, in that it fails to make adequate provision for public recreational open space to the required standard. The proposed development would therefore be detrimental to the amenities of the area.

Whilst it was acknowledged that the Applicant had paid the Public Open Space contribution up front, the imposition of the above mentioned reason for refusal was recommended as a cautionary measure, should the applicant request a refund whilst proceeding with an appeal.”

During discussion, the Director explained that the Council possessed discretionary powers to enable it to serve notice on the owner of the farm, to carry out necessary repairs to protect the building’s historic fabric. He also clarified that the most appropriate scheme should protect its ‘listable’ qualities and that there was a possibility that significant alterations could even result in a ‘de-listing’. By retaining the barn’s solid flanks, main openings and ventilation slots, the permitted scheme comprised of far fewer significant alterations. In conclusion, the Director stated that the existing permitted scheme to convert the barn and ancillary buildings was more acceptable in terms of protection of their historic fabric than in comparison to the latest scheme.

Following debate, the Committee agreed to support the officers’ recommendation to refuse planning permission for the reasons set out in the Report and detailed above.

Item 4: Barn and Stable 30 metres South East of Farmhouse, West Hoe Farm, West Hoe Lane, Bishops Waltham – Listed Building Consent – Case Number: 07/00186/LIS

The Director of Development advised that since publication of the Report, the applicant had amended the scheme so that the residential curtilage of the application site was no longer inclusive of paddock area approximately 115 metres to the east of the site. As a consequence, Reason for refusal 1 (iii) should be amended as Item 3 above.

The Committee agreed to support the officers’ recommendation to refuse planning permission for the reasons set out in the report and detailed above.

Item 6: Lawsonia, Bull Lane, Waltham Chase – Case Number: 06/03477/FUL

Ms Smith spoke against the application and Mr Carrington (applicant) spoke in support.

The Director of Development advised that since the publication of the Report, twelve further objections had been received in relation to the amended plans. In addition to those stating that the revised proposals had not overcome the original objections raised, the following further objections were set out in the update list:

'The absence of footpaths to plots 8 and 9, potential access onto Bull Lane (gaps shown in hedge on plans along Bull Lane frontage); omission of hedges on street scene plans; Council has been too lenient in allowing the applicant to provide amended plans; parking layout still insufficient as garages unlikely to be used for parking; scheme would have a greater impact on neighbours as previous application was for bungalows; and insufficient space to accommodate flats and access as shown'.

The Director reported that those concerns relating to parking, access to Bull Lane and hedgerow protection were subject of conditions 10, 12 and 4 respectively. He also advised that although the revised site layout as submitted had not specified the pedestrian access to plots 8 and 9, this matter was also dealt with by way of Condition of any subsequent approval of the application.

The Director of Development apologised that the incorrect site plans had been included within the Report and a correction was presented to the Committee.

Members raised concerns regarding the orientation of Plots 8 and 9 to front Bull Lane, with access to the dwellings from the shared access drive to the rear. The Director clarified that this arrangement was acceptable and appropriate to the current street scene of Bull Lane. Furthermore, short term parking or servicing of the new dwellings from here was not acceptable in this location on highway safety grounds.

Members were also concerned that, despite the scheme addressing a number of the objections raised by the Planning Inspector, following an appeal against refusal of an earlier proposal, the orientation of Plots 8 and 9 contributed to an overall perception that the application represented over development of the site. The location of garaging and the car parking to the front of the dwellings was also unacceptable.

Following further debate, the Committee agreed to not support the officers' recommendation to grant permission, which they considered, by virtue of its layout and design, was detrimental to the character of the area. The Committee therefore agreed to refuse planning permission and delegated authority to the Director of Development to finalise detailed reasons for refusal, consistent with the summary above.

Item 7: Royal Observer Corps HQ, Abbots Road, Winchester – Case Number: 06/03671/LIS

The Director of Development advised that this item had been deferred to a future meeting.

Item 8: Gabriel's Farm Stables, Park Lane, Twyford - Case Number: 06/02540/FUL

Ms Maidment spoke in support of the application.

During debate, the Director of Development recommended an amendment to Condition 3 to prevent the installation of additional floodlighting.

Following debate, the Committee agreed to grant planning permission subject to the conditions set out in the Report, and as detailed above.

Item 11: Jollers, Woodman Lane, Sparsholt – Case Reference: 06/03713/FUL

Mrs Horrill (Sparholt Parish Council) spoke in objection to the application and Mr Witcher (applicant's agent) spoke in support.

The Director of Development explained that, since the publication of the Report, three further letters of objection had been received. These letters raised issues that had been previously covered by the Report. The Director also updated the Committee that a response had been received from English Heritage which had raised no objection to the application.

Following debate, the Committee agreed to grant planning permission subject to the conditions set out in the Report.

Item 12: Land adjacent to Rossella, Park Lane, Otterbourne – Case Number: 06/01454/FUL

Mrs Tyrrell spoke in support of the application.

Following debate, the Committee agreed to grant planning permission subject to the conditions set out in the Report and amendment to the fifth informative to include reference to DIY livery.

Item 13: Saxon Hill, Dean Close, Winchester – Case Number 07/00095/FUL

Mr Vinnell spoke in objection to the application.

The Director of Development explained that, following the publication of the Report, a response had been received from the Architects' Panel, who had commended the application as a unique design.

During debate, the Committee agreed to an additional Condition to protect a hedge on the northern boundary of the application site, to help protect the amenity of neighbouring properties.

Following debate, the Committee agreed to grant planning permission subject to the conditions set out in the Report, and as detailed above.

Item 14: St Eloi, South Drive, Littleton – Case Number 07/00226/FUL

Mr Fairman, Mr Crook and Mr Elsmore (Littleton and Harestock Parish Council) spoke in objection to the application and Mr Davis (applicant's agent) spoke in support.

Councillor Learney (a Ward Member) also spoke in objection to the application. In summary, she raised concerns regarding the gradient and number of trees on the site, the design of the proposed terraced housing, the type of housing and the on-site parking provision (given the site's relatively unsustainable location). She also commented on the possibility that the application could contribute to a flooding problem in the area and recommended that the Planning Development (Viewing) Sub-Committee visit the site to assess these issues in further detail.

Following debate, the Committee agreed that the Planning Development Control (Viewing) Sub-Committee should visit the site to assess the concerns raised by Councillor Learney above. This meeting was to be held on Monday 16 April 2007 on site (for Members of the Sub-Committee only) at 9.30am and to determine the application at 11.00am, Winchester Guildhall.

The Director of Development explained that, since the publication of the Report, a response had been received from Natural England (regarding both this application and 07/00299/FUL, below) in relation to the protection and possible relocation of slow worms and that further two letters of objection had been received from residents

Item 15: St Eloi, South Drive, Littleton – Case Number 07/00299/FUL

Given that the application was for the same site as above, the Committee agreed to defer determination of this application to the Planning Development Control (Viewing) Sub-Committee, 16 April 2007, as above.

Item 16: Santoi, Hambledon Road, Denmead – Case Number 06/03738/FUL

Mrs Pittilla spoke in objection to the application and Mr Pickup (the applicant's agent) and Ms Jones spoke in support.

The Director of Development explained that, since the publication of the Report, a further letter had been received from Mark Oaten MP noting that constituents had met with him to register their support for the application. The Director also recommended that precedent be added as an additional reason for refusal.

Following debate, the Committee agreed to refuse planning permission for the reasons set out in the Report, and as amended above.

Item 17: Marwell Activity Centre, Hurst Lane, Owslebury – Case Number 07/00021/FUL

Mr Chapman spoke in objection to the application and Mr Cooper (a representative of the applicant) spoke in support.

The Committee discussed the concerns raised regarding possible noise disturbance from the proposed accommodation to local residents. The Committee therefore agreed to an additional Condition preventing the use of amplified music between 11.00pm and 10.00am.

In addition to the information contained in the Report, the Director of Development explained that concrete roof tiles would not be acceptable in this rural location and that slate or false slate tiles should be used. This matter would be controlled by Condition.

Following debate, the Committee agreed to grant planning permission, subject to the conditions set out in the Report and as above.

Item 18: 98 Teg Down Meads, Winchester – Case Number: 07/00259/FUL

Mr Paskins spoke in objection to the application.

Councillor Berry (as a Ward Member) spoke against the application. In summary, she stated that the plot was too small for development; that it would have a detrimental

impact on the character of the area; that there were issues regarding the access; that part of the grassy bank would be lost and that the loss of the garden would adversely affect local wildlife.

During debate, Members noted the proposed vehicular access which cut into the grassy bank at the boundary. The Committee also noted its proximity to the Goring Field/Teg Down Meads junction and that there was insufficient room to turn vehicles on site.

Following debate, the Committee agreed to refuse planning permission. The Committee considered the application to contravene Policy DP3 ii of the Local Plan, as supported by the St Barnabas West Neighbourhood Design Statement, in that its scale, design and layout did not positively reflect the character of the surrounding environment.

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 6, planning permission be refused, with authority delegated to the Director of Development to draft detailed reasons for refusal based on the following:

That, by virtue of its proposed layout and design, the scheme represented an unacceptable form of development that was detrimental to the character and appearance of the area.

3. That in respect of Items 14 and 15, the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee to be held on 16 April 2007.

4. That in respect of Item 18, planning permission be refused and authority be delegated to the Director of Development, in consultation with the Chairman, to draft detailed reasons for refusal based on the following:

That the application contravened Winchester District Local Plan Policy DP3 ii, as supported by the St Barnabas Neighbourhood Design Statement in that its scale, design and layout did not positively reflect the character of the surrounding environment.

5. **COUNCILLOR GEOFF BENNETTS**

The Chairman announced that this was the last meeting that would be attended by Councillor Bennetts, as he was not seeking re-election in the forthcoming elections. The Committee unanimously thanked Councillor Bennetts for his service on the Committee and his Chairmanship of the Planning Development Control (Telecommunications) Sub-Committee and wished him all the best for the future.

The meeting commenced at 9.30am, adjourned for lunch at 1.20pm, reconvened at 2.15pm and concluded at 8.00pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

29.03.2007

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item
01

Parish	Kings Worthy
Conservation Area:	
Case No:	07/00134/FUL
Ref No:	W14959/16
Date Valid:	1 February 2007
Grid Ref:	448204 133332
Team:	EAST
Applicant:	Mrs M Mould
Proposal:	Change of use of storage barn to day nursery, construction of carpark and landscaping (RESUBMISSION)
Location:	Woodhams Farm Springvale Road Kings Worthy Hampshire SO23 7LB
Recommendation:	PER

Case Officer: Stephen Andrews

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS(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 conversion of the external surfaces of the barn; 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 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 shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

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

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

- 6 Prior to the occupation of the site as a day nursery a Sustainable Transport Plan shall be submitted and approved in writing by the Local Planning Authority demonstrating how sustainable methods of transport such as car sharing, walking, cycling, public transport links and mini bus/taxi collection and delivery services will be implemented.

Reason: In the interests of sustainability.

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, C1, C2, E6, T6
Winchester District Local Plan Review 2006: DP.3, DP.4, CE.4, T.1, T.2, T.4,

Item
02

Parish	Bishops Sutton
Conservation Area:	
Case No:	06/03702/FUL
Ref No:	W08970/11
Date Valid:	21 December 2006
Grid Ref:	460827 131807
Team:	EAST
Applicant:	Mr And Mrs E Dedman
Proposal:	(AMENDED DESCRIPTION) Erection of detached carport with office accommodation/kitchen and shower room above
Location:	Sutton Court Bishops Sutton Road Bishops Sutton Hampshire SO24 0AN
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The car port and first floor office with bathroom and kitchen, hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. No employees shall work in the car port building, other than the residents of the main house, and there shall be no commercial deliveries to the building at any time, without the prior written approval of the Local Planning Authority.

Reason: To protect the amenities of the area and neighbouring residential properties, for highway safety reasons and to define the nature of the use in accordance the terms of the application.

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), no windows or doors other than those expressly authorised by this permission shall, at any time, be constructed in the elevation(s) of building hereby permitted.

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

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

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

Informatives

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

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

Hampshire County Structure Plan Review: UB3, C1,
Winchester District Local Plan Review : DP3, DP4, CE5

Item
03

Parish	Bishops Waltham
Conservation Area:	
Case No:	07/00185/FUL
Ref No:	W18702/06
Date Valid:	24 January 2007
Grid Ref:	456674 117477
Team:	WEST
Applicant:	Mr C Maybury And S Glynn
Proposal:	Conversion of barn into 3 no. dwellings and renovation of cottage with new single storey link extension to converted cart shed; conversion of workshop to garaging and storage
Location:	Barn And Stable 30m SE Of Farmhouse West Hoe Farm West Hoe Lane Bishops Waltham Hampshire
Recommendation:	REF

REFUSED SUBJECT TO THE FOLLOWING REASON(S):-

Conditions/Reasons

- 1 The proposed development is contrary to Policies E14, E16 and H10 of the Hampshire County Structure Plan and Policies HE.1, HE.2, HE.13, HE.14, HE.16, HE.17 and CE.24 of the Winchester District Local Plan Review in that:-
 - (i) The new door, window openings, roof lights, sub-division of the barn, internal alterations to the barn and stable and loss of historic fabric would have an adverse effect on the special architectural and historic interest of the listed Barn and Stable.
 - (ii) The proposed residential use will result in an unacceptable degree of subdivision and harmful intervention to the historic fabric of the farm building.
 - (iii) The landscaping to the courtyard would adversely affect the setting of the listed building's rural setting.
 - (iv) The cart shed to the southwest of the cottage is not considered to be of any significant historic interest to merit conversion to residential use.
 - (v) The extension of the cowshed to provide garaging will result in the loss of the pigsties which are important to the understanding of the early 20th Century curtilage listed farm building.
 - (vi) The proposed development 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.

- 2 The proposed development is contrary to policies C1, C2, G3 and H10 of the Hampshire County Structure Plan and policies CE.2, CE.3, CE.5 and DP.4 of the Winchester District Local Plan Review in that:
- (i) The proposal fails to show the provision of adequate amenity space to serve the three dwellings to be created in the barn, and in the absence of these details, the Local Planning Authority is not satisfied that such space can be provided in a way which would avoid harming the setting of the Listed Building, Countryside and the Local Gap.
 - (ii) Insufficient evidence has been supplied to satisfy the Local Planning Authority that the buildings are incapable of beneficial use other than residential or that a residential conversion of the main barn and stable is effectively the only means of ensuring the long term retention of the Listed Building.
- 3 The proposal is contrary to policy R2 of the Hampshire County Structure Plan and policy RT.4 of the Winchester District Local Plan Review 2006, in that it fails to make adequate provision for public recreational open space to the required standard. The proposed development would therefore be detrimental to the amenities of the area.

Informatives

- 1 The Local Planning Authority has taken account of the following development plan policies and proposals:-
- Hampshire County Structure Plan Review: C1, C2, H10, E14, E16, R2
Winchester District Local Plan Review: DP.3, DP.4, CE.2, CE.3, CE.5, CE.24, H.4, H.7, HE.1, HE.13, HE.14, HE.16, HE.17.

Item

04

Parish	Bishops Waltham
Conservation Area:	
Case No:	07/00186/LIS
Ref No:	W18702/07LB
Date Valid:	24 January 2007
Grid Ref:	456674 117477
Team:	WEST
Case Officer:	Ms Elizabeth Stewart
Applicant:	Mr C Maybury And S Glynn
Proposal:	External and internal alterations to convert listed barn into 3 no. dwellings and renovation of cottage with new single storey link extension to converted cart shed; conversion of workshop to garaging and storage
Location:	Barn And Stable 30m SE Of Farmhouse West Hoe Farm West Hoe Lane Bishops Waltham Hampshire
Recommendation:	REF

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

Conditions/Reasons

- 1 The proposed development is contrary to Policies E14, E16 and H10 of the Hampshire County Structure Plan and Policies HE.1, HE.2, HE.13, HE.14, HE.16, HE.17 and CE.24 of the Winchester District Local Plan Review 2006 in that:-
 - (i) The new door, window openings, roof lights, sub-division of the barn, internal alterations to the barn and stable and loss of historic fabric would have an adverse effect on the special architectural and historic interest of the listed Barn and Stable.
 - (ii) The proposed residential use will result in an unacceptable degree of subdivision and harmful intervention to the historic fabric of the farm building.
 - (iii) The landscaping to the courtyard would adversely affect the setting of the listed building's rural setting.
 - (iv) The cart shed to the southwest of the cottage is not considered to be of any significant historic interest to merit conversion to residential use.
 - (v) The extension of the cowshed to provide garaging will result in the loss of the pigsties which are important to the understanding of the early 20th Century curtilage listed farm building.
 - (vi) The proposed development 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.
 - (vii) Insufficient evidence has been supplied to satisfy the Local Planning Authority that the buildings are incapable of beneficial use other than residential or that a residential conversion of the main barn and stable is effectively the only means of ensuring the long term retention 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: E14, E16.

Winchester District Local Plan Review:, CE.24, HE.1, HE.13, HE.14, HE.16, HE.17.

Item

06

Parish	Shedfield
Conservation Area:	
Case No:	06/03477/FUL
Ref No:	W20413
Date Valid:	28 November 2006
Grid Ref:	456101 115026
Team:	WEST Case Officer: Mr Simon Finch
Applicant:	Foreman Homes Ltd
Proposal:	Erection of 1 bungalow, 2 chalet bungalows, 2 houses and 4 apartments with access onto Ashley Gardens (Re-advertised - amended plans)
Location:	Lawsonia Bull Lane Waltham Chase Southampton Hampshire SO32 2LS
Recommendation:	REF

REFUSED SUBJECT TO THE FOLLOWING REFUSAL REASON(S):- Being referred back to 19/04/07 committee.

Conditions/Reasons

- 1 The proposal would be, by virtue of its layout and design, and unacceptable form of development detrimental to the character and appearance of the area. The scheme therefore conflicts with policy UB3 of the Hampshire County Structure Plan (Review) and policy DP.3 of the Winchester District Local Plan Review.

Item

07

Parish	Winchester Town
Conservation Area:	
Case No:	06/03671/LIS
Ref No:	W18729/08LB
Date Valid:	4 January 2007
Grid Ref:	448382 130990
Team:	WEST Case Officer: Mr James Jenkison
Applicant:	Bayview Developments (Bournemouth Ltd)
Proposal:	Demolition of former Royal Observer Corps HQ
Location:	Royal Observer Corps HQ Abbots Road Winchester Hampshire
Recommendation:	RCOM

Conditions/Reasons

Item
08

Parish	Twyford
Conservation Area:	
Case No:	06/02540/FUL
Ref No:	W20258
Date Valid:	14 August 2006
Grid Ref:	448773 124149
Team:	WEST
Applicant:	Mrs A Irving-Bell
Proposal:	Case Officer: Mr James Jenkison (AMENDED DESCRIPTION) Change of Use of land from mixed agricultural/equestrian purposes to a mixed use agriculture/equestrian/livery stud and temporary siting of a mobile home for a period of three years.
Location:	Gabriels Farm Stables Park Lane Twyford Hampshire
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

- 1 The permission hereby granted shall be for a limited period expiring on 29.3.2010 on or before which date the mobile home hereby permitted shall be permanently removed from the site and the land restored to its former condition.

Reason: To accord with National planning guidance and local plan policy on mobile homes for rural workers.

- 2 Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority within one month of the granting of this permission. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

- 3 No additional floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

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

- 4 The land associated with the use hereby permitted shall not be used for the keeping of horse transport vehicles, horse boxes, caravans, mobile stables or any other structures, vehicles or chattels, unless authorised in writing by the Local Planning Authority.

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

- 5 There shall be no 'do-it-yourself' or other liveries undertaken on the land at any time with the exception of one horse or pony unless otherwise agreed in writing by the Local Planning Authority.

Reason: The use of the land for uncontrolled livery of horses may lead to an increase in the number of vehicular movements on the local road network and have a detrimental

impact on highway safety. Such additional livery activity would therefore need to be assessed.

- 6 The occupation of the mobile home shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, equestrian or forestry or a widow or widower of such a person, and to any resident dependants.

Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

- 7 There shall at all times be only one mobile home located on the site and this mobile home shall be located in the position shown on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and because the site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of rural activities.

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: C1, C2, H10
Adopted Winchester District Local Plan Review 2006: CE16, CE19, CE22, RT11

Item
09

Parish	Soberton
Conservation Area:	
Case No:	06/03015/FUL
Ref No:	W06941/21
Date Valid:	2 October 2006
Grid Ref:	461314 114370
Team:	WEST Case Officer: Lisa Booth
Applicant:	Julian Goofrey And Sue Espley
Proposal:	(AMENDED DESCRIPTION & PLANS) Two storey side and rear extensions and car port to front
Location:	Stable Cottage Ingoldfield Farm Ingoldfield Lane Soberton Southampton Hampshire SO32 3QA
Recommendation:	PER

(As amended by plans received on 5 December 2006)

Constraints:

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 development hereby permitted shall be constructed using bricks, mortar and tiles to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details and samples of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

Reason: To maintain the architectural interest of the building.

- 3 Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the listed building

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, C1, C2, E16
Winchester District Local Plan Review Policies: DP3, CE23, HE14, HE16

Item
10

Parish	Soberton
Conservation Area:	
Case No:	06/03228/LIS
Ref No:	W06941/22LB
Date Valid:	27 October 2006
Grid Ref:	461314 114370
Team:	WEST
Case Officer:	Lisa Booth
Applicant:	Julian Godfrey And Sue Espley
Proposal:	(AMENDED DESCRIPTION _ PLANS) Two storey side and rear extensions and car port to front
Location:	Stable Cottage Ingoldfield Farm Ingoldfield Lane Soberton Southampton Hampshire SO32 3QA
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

- 1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 2 The development hereby permitted shall be constructed using bricks, mortar and tiles to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details and samples of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

Reason: To maintain the architectural interest of the building.
- 3 Prior to commencement of works a sample panel of brickwork and tiling shall be constructed for the consideration of the Local Planning Authority. When a panel has been completed that meets with the approval of the Local Planning Authority and such approval has been confirmed in writing, then the development hereby approved shall be finished in a manner identical to the approved panel.

Reason: To ensure the detailing and materials maintain the architectural interest of the building.
- 4 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the listed building.
- 5 Any part of the building exposed by the demolition work shall be made good and the safety and stability of the part of the building that is to be retained shall be ascertained by a report from a suitably qualified structural or civil engineer. Before the works of demolition commence that report is to be supplied to and agreed in

writing with the Local Planning Authority.

Reason: In the interests of the preservation and character of the listed building.

Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the listed building.

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, C1, C2, E16
Winchester District Local Plan Review Policies: DP3, CE23, HE14, HE16

Item

11

Parish	Sparsholt
Conservation Area:	Sparsholt Conservation Area
Case No:	06/03713/FUL
Ref No:	W13645/02
Date Valid:	22 December 2006
Grid Ref:	443436 131127
Team:	WEST Case Officer: Lisa Booth
Applicant:	Mr And Mrs A Page
Proposal:	(AMENDED PLANS) Extension and alterations to dwelling and erection of detached garage (RESUBMISSION) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
Location:	Jollers Woodman Lane Sparsholt Winchester Hampshire SO21 2NS
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 development thereby 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 Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the building (or conservation area).

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

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

- 5 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.

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, E16
Winchester District Local Plan Review Policies: DP3, HE4, HE5

Item
12

Parish	Otterbourne
Conservation Area:	
Case No:	06/01454/FUL
Ref No:	W20061
Date Valid:	8 May 2006
Grid Ref:	445806 121775
Team:	WEST
Case Officer:	Mr Michael Wright
Applicant:	Mrs Kerry Tyrrell And Mary Brown
Proposal:	Retrospective Erection of Stable Block
Location:	Land Adjacent To Rossella Grange Drive Otterbourne Hampshire
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

- 1 Within 30 days of the date of approval by the Local Authority details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted in writing to the Local Planning Authority. The facilities agreed shall be provided within 60 days of the date of this permission or other such date as agreed by the Local Planning Authority and thereafter shall be maintained and operated in accordance with the approved details.

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

- 2 No floodlighting, whether free standing or affixed to an existing structure, shall be provided on the site at any time.

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

- 3 A dark stain to the timber of the stable block hereby permitted shall be applied to the building within 2 months of the date of this permission the details of which shall first be agreed in writing by the Local Planning Authority.

Reason: To safeguard the visual amenities of the area.

- 4 The land associated with the stables hereby permitted as outlined in blue on the plan submitted shall not be used for the storage or siting of horse transport vehicles, horse boxes and shelters, caravans, mobile stables or any other structures, vehicles or chattels unless otherwise agreed in writing by the Local Planning Authority.

Reason: 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: C1, C2, R3, T1 & T2.

Winchester District Local Plan Review: RT11, CE5, CE28 & T1.

- 3 The applicant is advised that the preferred method of disposal is the frequent removal of manure from the site. The burning of manure or large scale storage on site will not be an acceptable method.
- 4 The applicant is advised that the permission only relates to the erection of stables and does not purport to grant change of use to adjoining land for equestrian purposes which will require a separate planning application.
- 5 The permission hereby granted only authorises the use of the stables for private purposes and a further grant of permission would be required for any DIY livery, commercial riding, breeding or training purposes.
- 6 The applicant is advised that no works would be permitted by this permission that cause an obstruction to the surface of the adjacent Public Right of Way which must remain available for public use at all times.

Item

13

Parish	Winchester Town
Conservation Area:	
Case No:	07/00095/FUL
Ref No:	W17726/01
Date Valid:	15 January 2007
Grid Ref:	446171 130759
Team:	EAST Case Officer: Mr Simon Avery
Applicant:	Mr And Mrs Smallman
Proposal:	Erection of 1 no. three bedroom detached dwelling at the rear of Saxon Hill
Location:	Saxon Hill Dean Close Winchester Hampshire SO22 5LP
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOING 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 dwelling 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 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the dwelling hereby approved is first occupied.

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

- 4 Protective fencing in accordance with the Arboricultural Method Statement reference CBA6627 and drawing number CBA 6627.04 produced by CBA Trees and submitted to the Local Planning Authority, shall be installed prior to any demolition, construction or groundworks commencing on the site.

The Arboricultural Officer shall be informed once the fencing has been installed so that it can be inspected and deemed appropriate and in accordance with drawing number CBA 6627.04. Telephone 01962 848317.

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

- 5 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 elevation of the development hereby permitted.

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

- 6 The WC and bathroom windows in the south elevation of the dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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

- 7 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- hard surfacing materials:

- means of enclosure, including any retaining structures:

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

- 8 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.

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

Reason: In the interests of highway safety.

- 10 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.

- 11 The parking areas for the existing and proposed dwellings including the garage 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.

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

- 12 Prior to the commencement of works details of the finished levels, above ordnance datum, of the ground floor of the proposed buildings and their relationship to the levels of any existing adjoining buildings shall be submitted to and approved in writing by the Local Planning Authority.

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

- 13 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 4.5 metres from the highway boundary.

Reason: In the interests of highway safety.

The hedgerow along the North boundary of the site shall be protected during building operations and thereafter retained unless otherwise agreed in writing by the local planning authority.

To provide screening between the new development and No 8 Dean Close.

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, T6
Winchester District Local Plan Adopted 2006: DP1, DP3, DP4, T2, T4
- 3 The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).
- 4 All 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 Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
- 5 No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.

Item	Parish	Littleton And Harestock
14	Conservation Area:	
	Case No:	07/00226/FUL
	Ref No:	W15642/09
	Date Valid:	30 January 2007
	Grid Ref:	445611 131974
	Team:	EAST
	Applicant:	Urbanscape Developments Ltd
	Proposal:	Erection of five dwellings comprising; 2 no four bedroom and 3 no two bedroom dwellings with garaging and parking and associated landscaping and work to existing trees (RESUBMISSION)
	Location:	St Eloi South Drive Littleton Winchester Hampshire SO22 6PY
	Recommendation:	DEFE

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**DEFERED FOR CONSIDERATION BY THE PLANNING (VIEWING) SUB COMMITTEE
ON 16TH APRIL 2007**

Conditions/Reasons

Item	Parish	Littleton And Harestock
15	Conservation Area:	
	Case No:	07/00299/FUL
	Ref No:	W15642/10
	Date Valid:	30 January 2007
	Grid Ref:	445611 131974
	Team:	EAST
	Case Officer:	Mr Robert Ainslie
	Applicant:	Urbanscape Developments Ltd
	Proposal:	Erection of 3 no detached dwellings comprising 1 no three, 1 no four and 1 no five bedroom dwellings with garaging and associated landscaping and work to existing trees
	Location:	St Eloi South Drive Littleton Winchester Hampshire SO22 6PY
	Recommendation:	DEFE

**DEFERED FOR CONSIDERATION BY PLANNING (VIEWING) SUB COMMITTEE ON
16TH APRIL 2007**

Conditions/Reasons

Item	Parish	Denmead
16	Conservation Area:	
	Case No:	06/03738/FUL
	Ref No:	W02460/08
	Date Valid:	24 January 2007
	Grid Ref:	465763 112032
	Team:	EAST
	Case Officer:	Mr Nick Fisher
	Applicant:	Mr Fasu Miah
	Proposal:	Combined use of ground floor of premises as class A1 shop and class A5 hot food takeaway ; installation of new shopfront with two separate entrances to internally subdivided retail floorspace and customer waiting areas
	Location:	Santoi Hambledon Road Denmead Waterlooville Hampshire PO7 6NU
	Recommendation:	REF

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

Conditions/Reasons

- 1 The proposed development would be contrary to the town centre, shopping and facilities policies (policies SF2 and SF5) of the Winchester District Local Plan Review 2006 in that it would:
 - result in a net loss of retail floorspace, and the introduction of further non A1 uses within the Prime Shopping Area of Denmead and thus will adversely affect the vitality, viability and retail attractiveness of area.
- 2 The proposed development would create an undesirable precedent which would make it difficult to refuse similar applications.

Informatives

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

Hampshire County Structure Plan Review: UB3, S2.

Winchester District Local Plan Adopted 2006: DP3, DP10, DP11, DP12, T2, T3, SF1, SF2, SF5.

Item
17

Parish	Owslebury
Conservation Area:	
Case No:	07/00021/FUL
Ref No:	W07718/13
Date Valid:	5 January 2007
Grid Ref:	450829 120980
Team:	EAST
Applicant:	Mr C Cooper
Proposal:	Erection of bunk house with maintenance room and store
Location:	Marwell Activity Centre Hurst Lane Owslebury Winchester Hampshire SO21 1EZ
Recommendation:	PER

Case Officer: Mr Nick Fisher

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 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, doors, roof light windows or dormer windows other than those expressly authorised by this permission shall, at any time, be constructed in the building hereby permitted.

Reason: To protect the rural character of the area.

3 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- hard surfacing materials:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):

Soft landscape details shall include the following as relevant:

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

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

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

5 No development approved by this planning permission shall be commenced until a scheme for the foul drainage has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented.

Use of cesspits is the least preferable method of sewage disposal due to the risk of leakage / overflow and the need for regular emptying plus the associated environmental impact for regular vehicle movements.

6 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building 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 a satisfactory visual relationship between the new development and the existing.

7 The accommodation / building hereby permitted shall only be used by educational groups and recognised youth organisations.

To ensure that the development does not have a detrimental impact upon the amenity of

nearby occupants

- 8 No external lighting shall be erected without the prior written consent of the Local Planning Authority.

In the interests of the amenity of nearby residents and in the interests of protecting the character of the area.

- 9 No amplified music shall be played within the building hereby approved between the hours of 11:00 pm and 10:00 am on any day.

To protect the amenity of residents living in the area.

Informatives

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

Hampshire County Structure Plan Review: UB3, R3, R5, R7, C1, E6

Winchester District Local Plan Adopted 2006: DP1, DP3, DP4, CE5 ,CE28, RT18, T1

- 2 Under the terms of the Water Resource Act 1991 the prior written agreement is required for discharging dewatering water from any excavation or development to any controlled waters. The applicant is advised to contact Hants and IOW area office to discuss the matter further.

Item

18

Parish	Winchester Town
Conservation Area:	
Case No:	07/00259/FUL
Ref No:	W10903/03
Date Valid:	12 February 2007
Grid Ref:	446146 130168
Team:	EAST
Applicant:	Mr T Bhambra
Proposal:	Construction of 1 no. two bedroom bungalow, associated parking and access from Goring Field
Location:	98 Teg Down Meads Winchester Hampshire SO22 5NN
Recommendation:	REF

Case Officer: Mr Nick Fisher

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

Conditions/Reasons

- 1 The proposed development is contrary to policy DP3(ii) of the Winchester District Local Plan Review in that it would represent overdevelopment of the site and would not respond positively to the local area in terms of its size, position on the site and its spatial characteristics.

Informatives

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

Hampshire County Structure Plan UB3, Winchester District Local Plan DP1, DP3, DP4, RT4, T2, T3
