

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**24 May 2007**

Attendance:

Councillors:

Jeffer (Chairman) (P)

Baxter (P)  
Busher (P)  
Evans (P)  
Huxstep (P)  
Lipscomb

Johnston (P)  
Pearce (P)  
Ruffell (P)  
Saunders (P)  
Sutton (P)

Deputy Members

Councillor Godfrey (Standing Deputy for Councillor Lipscomb)

Others in attendance who addressed the meeting:

Councillors Berry and Wright

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1. **APOLOGIES**

Apologies were received from Councillor Lipscomb.

2. **DEVELOPMENT CONTROL SCHEDULE**

(Report PDC687 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.

By way of personal explanation, Councillor Godfrey drew attention to Item 2, where his level of prior involvement with the proposal as a Ward Member may have risked the perception of pre-determination. Therefore he addressed the Committee as a Ward Member and sat apart from the meeting and did not vote thereon.

By way of personal explanation, Councillor Johnson drew attention to Item 5, where his level of prior involvement with the proposal as a Ward Member may have risked the perception of pre-determination. Therefore, he sat apart from the meeting, took no part in the debate and did not vote thereon.

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

Item 2: Land at rear of 63-67 Church Street, Micheldever - Case Number: 07/00601/FUL

Ms Hawkesworth (Micheldever Parish Council) spoke in opposition to the application and Mr Holmes (applicant's agent) spoke in support. Councillor Godfrey (speaking as a Ward Member) also spoke against the proposal.

In summary, Councillor Godfrey stated that the application was taller than that refused in 2005 and that its proposed location on high ground meant that the garages would have a detrimental impact on the countryside and nearby Conservation Area. He added that the proposal should be refused because its location did not fall within the curtilage of any existing building and was therefore contrary to policy.

During discussion, the Committee noted that although the application fell within the curtilage of the approved scheme which had yet to be built, the improved design had led to an increased ridge height. As such, the application could not be considered as permitted development.

Following further debate, the Committee agreed to grant planning permission, subject to the conditions set out in the Report which included an additional reason proposed by the Head of Planning regarding archaeology.

Item 3: Alan Day (Honda) Ltd, Stockbridge Road, Winchester – Case Number: 06/03645/FUL

Mr Mcfarland (on behalf of, the applicant for a neighbouring site), Ms Conway and Mr Weeks spoke against the application. Mr Tracey (the applicant's agent) and Dr Wright spoke in support. Councillor Berry (as a Ward Member) also spoke against the application.

In summary, Councillor Berry stated that the proposal offered little of benefit for the local community and that its height and massing would dominate neighbouring residential properties. She also stated that it would generate further traffic into an already congested area and that there was little that separated this application from the refused Aldi application on the neighbouring site. She also spoke against the appearance of the proposed building and questioned its need.

During debate, it was explained by the Head of Strategic Planning that a recent review of the Winchester Retail Study had identified that there was a substantial need for additional food retail outlets in Winchester, with the only available town centre site being Silver Hill. If all the current and projected future applications for food retail outlets were developed (including Silver Hill), the predicted supply would exceed demand. However, the difference was likely to diminish in future years as retail expenditure grew. Given that only one of the current applications was under consideration at the meeting, and taking account of the likely timing of development at Silver Hill, it was concluded that this application was unlikely to affect the commercial viability of Silver Hill.

In response to Members' questions, the Head of Planning clarified issues regarding the design and landscaping of the scheme, and the public consultation process undertaken by the applicant.

The Head of Planning reminded the meeting that the application had been the subject of press advertisements, neighbour notification and site notices. However, since the publication of the Report, it had become apparent that the application had not been included in the weekly list of applications when it was validated in January 2007. To remedy this situation, the application had been placed on the weekly list dated 23 May 2007. However, that action altered the timescale for representations and therefore, should Members be minded to approve the application, authority would need to be delegated to the Head of Planning (in consultation with the Chairman) to approve the scheme, subject to no new material considerations arising from re-listing

the application. In addition, the application was subject to a referral to the Government Office of the South East, prior to the decision being issued.

The Head of Planning also explained that further public representations had been received regarding recycling, sustainability, safer cycling, massing and scale, traffic, procedural issues and the commercial effect of the proposed store.

In addition to the conditions set out the Report, the Head of Planning proposed two further conditions which related to archaeology and landscaping, following further responses from the Landscape Team and the Sites and Monuments Officer.

Arising from discussion, the Committee agreed the need to amend the legal agreements to include a number of additional aspects, including the erection of bollards to protect the landscaping strip at Burnett Close. Members also requested that officers discuss with the applicant and Environmental Health officers possible restrictions on night-time lorry deliveries to the site, to be included in the legal agreement, so as to protect the amenity of neighbours. The Committee also agreed that Condition 11 be amended to include reference to provide recycling facilities at the site, which did not detract from its visual amenity and the restriction of other structures and equipment on all external areas, without the prior written consent of the Local Planning Authority.

Following debate, the Committee agreed to delegate to the Head of Planning authority to grant planning permission (in consultation with the Chairman) subject to the conditions (as set out in the Report and as amended above) and there being no new, significant material considerations arise from re-listing the application, as explained above. In addition, the application was subject to a referral to the Government Office of the South East, prior to the decision being issued.

Item 4: Greenacres Special School, 61 Andover Road, Winchester – Case Number: 06/03311/FUL

The Head of Planning advised that there had been an error in the Report, as it had failed to record that the representations received from the public had raised concerns regarding the character of the proposed development and its adverse impact on the surrounding area.

Mr Bell-Chambers and Councillor Berry (as a Ward Member) spoke in opposition to the application. Mr Luken and Mr Parker (as representatives of the applicant) spoke in support.

In summary, Councillor Berry stated that the application was likely to increase traffic congestion and the likelihood of accidents at the Stoney Lane and Bereweeke Avenue junctions onto Andover Road. She commented that the application was out of character with the area, that it was an overdevelopment of the site and that the main block was large and overbearing. Councillor Berry added that the concerns she had expressed were shared with Councillor Worrall (another Ward Member), who was unable to attend the meeting.

Following debate, the Committee agreed that the Planning Development Control (Viewing) Sub-Committee determine the application, as concerns were raised regarding its character and, given the sloping levels of the site, its impact on neighbouring properties (particularly 63 Andover Road). The Sub-Committee would meet on-site at 9.30am on Tuesday 19 June 2007 and at 11.00am determine the application at a public meeting in the Guildhall, Winchester.

Item 6: 30 Brunel Close, Micheldever Station, Winchester – Case Number: 07/00687/FUL

The Head of Planning advised the Committee of an error in the Report, in that all references to 32 Brunel Close should have referred to 31 Brunel Close.

Councillor Wright (as a Ward Member) spoke against the application. In summary, he stated that he sympathised with the views of the owner of 31 Brunel Close (which was a neighbouring property), as he considered that the application would be overbearing to this property's garden and diminish its views of mature trees beyond. He explained that this contradicted the careful consideration that had been given to the spaces between the dwellings when they were designed 20 years ago. He also commented that the application was likely to affect a public footpath.

During debate, Members noted that the Council's policies regarding the protection of spaces between buildings did not prohibit development, but concerned the extent to which these gaps were filled and whether this produced an adverse effect. The Committee also noted that the application had no material affect on the route of footpath, which had been used since the development of the area. Although this route had not yet been reflected in the records of the County Footways Officer, it was noted that the County had raised no objection in relation to the application.

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

Item 7: The Garden House, Brandy Mount, Cheriton – Case Number: 07/00777/FUL

Ms Morgan spoke in support of the application.

Following debate, the Committee approved the application, subject to conditions, as set out in the Report.

In respect of the items that were not subject to public participation, the Head of Planning updated the Committee on the following issues.

Item 1: Stanmore Hotel, 212 Stanmore Lane, Winchester – Case Number: 07/00298/FUL

This item had been withdrawn from the agenda at the request of the applicant.

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 2, planning permission be granted subject to conditions as set out in the schedule, including an additional condition regarding archaeology.
3. That in respect of Item 3, the Head of Planning be delegated permission to grant planning permission (in consultation with the Chairman)

subject to the conditions as set out in the Schedule (together with an amendment to Condition 11 regarding recycling and further restrictions on external areas, bollards in Burnett Close and possible restrictions on lorry deliveries) and that no new, significant material considerations arise from the renewed period of re-listing and referral to GOSE.

4. That in respect of Item 4, planning permission be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee to be held on 19 June 2007, following further consideration regarding the character of the application and, given the sloping levels of the site, its impact on neighbouring properties (particularly 63 Andover Road).

3. **APPOINTMENT OF SUB-COMMITTEE AND REPRESENTATIVES 2007/08**  
(Report PDC692 refers)

**RECOMMENDED:**

**THAT THE COUNCIL'S CONSTITUTION BE AMENDED AS FOLLOWS:**

**PART THREE – RESPONSIBILITY FOR FUNCTIONS (PAGE 13) – INSERT THE FOLLOWING UNDER PARAGRAPH 4.4 AS A NEW SUB-PARAGRAPH 4 FOR THE PLANNING DEVELOPMENT CONTROL (TELECOMMUNICATIONS) SUB-COMMITTEE:**

**'4. THAT THE SUB COMMITTEE BE APPOINTED FROM THE WHOLE COMMITTEE, WITH TERMS OF REFERENCE AS SET OUT ABOVE, AND THAT IN THE EVENT OF THE UNAVAILABILITY OF A MEMBER TO ATTEND A MEETING, A STANDING DEPUTY OF THE SAME POLITICAL GROUP FOR PLANNING DEVELOPMENT CONTROL COMMITTEE MAY ATTEND AND VOTE'.**

**RESOLVED:**

1 That the Planning Development Control (Viewing) Sub-Committee continue to be appointed from the whole Committee, with terms of reference as set out in the Report.

2 That the Chairman (Councillor Jeffs) and Vice Chairman (Councillor Saunders) of the Planning Development Control Committee also be appointed as the Chairman and Vice Chairman of the Viewing Sub-Committee for the 2007/08 Municipal Year..

3 That Councillor Johnston be appointed Chairman and Councillor Jeffs Vice Chairman of the Planning Development Control (Telecommunications) Sub-Committee for the 2007/08 Municipal Year.

4 That Councillor Johnston be appointed to the Stockbridge Oilfield Liaison Panel for the 2007/08 Municipal Year

The meeting commenced at 9.30am, adjourned for lunch at 12.50pm, recommenced at 1.40pm and concluded at 2.55pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**24.05.2007**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

Item

01

<b>Parish</b>	<b>Winchester Town</b>
<b>Conservation Area:</b>	
<b>Case No:</b>	07/00298/FUL
<b>Ref No:</b>	W06477/05
<b>Date Valid:</b>	7 February 2007
<b>Grid Ref:</b>	446054 128559
<b>Team:</b>	EAST
<b>Case Officer:</b>	Mr Robert Ainslie
<b>Applicant:</b>	Colten Developments Ltd
<b>Proposal:</b>	(AMENDED PLANS) Demolition of existing public house and construction of 65 bed nursing home with associated parking and landscaping
<b>Location:</b>	Stanmore Hotel, 212 Stanmore Lane, Winchester, Hampshire, SO22 4BL
<b>Recommendation:</b>	WDN

**WITHDRAWN**

Item

02

<b>Parish</b>	<b>Micheldever</b>
<b>Conservation Area:</b>	Micheldever (Large Area 1) Conservation Area
<b>Case No:</b>	07/00601/FUL
<b>Ref No:</b>	W19388/07
<b>Date Valid:</b>	14 March 2007
<b>Grid Ref:</b>	451411 139212
<b>Team:</b>	EAST
<b>Case Officer:</b>	Mrs Mary Goodwin
<b>Applicant:</b>	Bayview Developments (Bournemouth) Ltd
<b>Proposal:</b>	Demolition of two existing garages and erection of replacement double garage (RESUBMISSION)
<b>Location:</b>	Land At Rear Of 63 - 67 Church Street, Micheldever, Hampshire
<b>Recommendation:</b>	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 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 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and tree plan reference BT1, and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.
- a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.
- c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the details in the submitted Arboricultural Impact Appraisal, report reference 4603AIA-DC before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the protection of trees which are to be retained.

- 4 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.

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

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

### **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, E6 and E16

Winchester District Local Plan Review: DP1, DP3, DP4, CE5, HE4, HE6, and H3

Item  
03

Parish	Winchester Town
<b>Conservation Area:</b>	
<b>Case No:</b>	06/03645/FUL
<b>Ref No:</b>	W02246/25
<b>Date Valid:</b>	15 December 2006
<b>Grid Ref:</b>	446549 130743
<b>Team:</b>	EAST
<b>Applicant:</b>	CM (Winchester) Ltd
<b>Proposal:</b>	Mixed use development including; food store and retail shop units (class A1 - A5), healthcare facility (D1), 7 no. dwellings and associated car parking and landscaping
<b>Location:</b>	Alan Day (Honda) Ltd, Stockbridge Road, Winchester, Hampshire, SO22 5JG
<b>Recommendation:</b>	PER

**APPROVED SUBJECT TO THE FOLLOWING LEGAL AGREEMENTS AND CONDITION(S):-**

Provided there are no new material objections received following the relisting of the application, and providing GOSE do not call in the application for determination by the secretary of state.

Recommendation subject to a section 106 Legal Agreement to secure the following:-

- Prior to the occupation of the foodstore payment of financial contribution to Hampshire County Council of £250,000 towards highway improvement works to be carried out within 1km of the development and or Chilbolton Avenue and its junctions to either end.
- On first occupation of the housing, a financial contribution to Hampshire County Council of £25,000 to be used for works included within the Winchester Movements and Access Plan.
- If requested by the County Council within 10 years of opening the store, financial contribution to the Hampshire County Council of £65,000 for the provision of a PUFFIN crossing in addition to an uncontrolled crossing on Stoney Lane, such payment to be secured by a bond
- Prior to opening of the food store, a contribution to Hampshire County Council of £15,000 towards traffic regulation orders or works to improve on-street parking in the vicinity of the site. Make available through a bond a financial contribution of £10,000 for further traffic regulation orders or works identified as a result of parking surveys, such works to be identified by The County Council within one year of the food store opening and implemented within 2 years of the food store opening.

- Entering into a Section 278 Agreement with the County Council to secure highway works as shown indicatively on Drawing 186.010. Such works to include measures to formalise the desire lines of cyclists on Stockbridge road.
- Prior to occupation to complete those highway works as shown indicatively on Drawing 186.010 Rev V.
- Prior to commencement of works to carry out a survey of on-street parking on Stockbridge Road, Stoney Lane, Fromond Drive and Burnett Close to establish usage and duration of stay. Such a survey to be carried out at monthly intervals for three months after opening.
- Within three months of occupation to implement a Travel Plan approved by the Local Highways Authority.
- Lorry routing plan to be submitted by the applicant for inclusion within the agreement, including details of restriction of deliveries to the site and timing of deliveries (subject to Chairman's agreement)
- Provision of Bollards on edges of landscape strip between Burnetts Close and Stockbridge Road, to prevent parking of vehicles on the land during construction and after completion of the development (subject to Chairman's agreement)

And subject to a contribution of £7252 towards Provision of Public Open Space

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

### **Conditions/Reasons**

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

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

- 2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the 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 before the building is occupied.

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

- 3 Before development takes place fully annotated 1:50 scale drawings of all plans (including roof plans), elevations, sections; and 1:20 scale drawings of typical detail for doors, windows, eaves, rainwater gear, lighting and other external furniture, shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with the approved details before the development is occupied unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

- 4 No development shall take place until details of the finished floor levels of the new buildings hereby permitted in relation to the existing ground levels of the site and ground levels beyond the boundaries of the site have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, before the development is occupied.

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

- 5 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:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- car parking layout:
- other vehicle and pedestrian access and circulation areas:
- hard surfacing materials:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports 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:
- manner and treatment of watercourses, ditches and banks:
- implementation programme:

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

- 6 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.

- 7 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of from the date of the occupation of the building(s) for its permitted use.
- a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).
- b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.
- c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the protection of trees which are to be retained.

- 8 No development shall commence until the applicant has submitted for approval details outlining cycle parking provision within the site.

Reason: In the interests of highway safety.

- 9 A construction Traffic Management Plan shall be submitted for approval by the Local Highway Authority in writing prior to the commencement of development. The measures contained within it shall be retained for the duration of the construction period.

Reason: In the interests of highway safety.

- 10 The car parking within the site shall be made available for use by the general public for perpuity.

Reason: In the interests of highway safety.

- 11 The development hereby approved shall be carried out solely in complete

accordance with the amended details shown on drawing 186.010 Z unless otherwise agreed by the Local Planning Authority in writing. The area shown on the submitted plan for the turning of service vehicles shall not be used for the parking of cars and for the storage of any structures or equipment. No structures or equipment, other than those which have received approval by virtue of this application, shall be placed on any of the other external areas around the building without the prior written consent of the local planning authority. (Subject to chairman's agreement)

Reason: In the interests of highway safety and in the interest of visual amenity

- 12 The applicant shall provide recycling facilities, the details of which, together with the proposed location, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Such details shall include any additional landscaping required to soften the impact of the facilities. Such facilities shall be available for use on commencement of the use of the retail store. (subject to chairman's agreement)

Reason: In the interests of promoting sustainable developments

- 13 Details of the means of access, including the layout, construction and sight lines, shall be submitted to and approved by the Local Planning Authority in writing prior to development commencing. The agreed details shall be fully implemented before the development is brought into use.

Reason: In the interests of highway safety.

- 14 No development approved by this permission shall be commenced until a scheme for the foul drainage has been submitted to and approved in writing by the Local Planning Authority.
- 14 Reason: The site is within a groundwater Source Protection Zone III. The mains foul water sewer is in close proximity to the site. There is a presumption for connection to this system.
- 15 Prior to the commencement of development, a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded, in writing by the Local Planning Authority.

1. A desk study identifying
  - all previous uses
  - potential contaminants
  - a conceptual model of the site indicating sources, pathways and receptors
  - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.
4. A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements shall require the express consent of the Local Planning Authority.

- 15 Reason: To protect the major aquifer beneath the site. The site may be contaminated due to previous activities that have taken place on site. Risk to controlled waters have not yet been fully established at the site.
- 16 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval for the Local Planning Authority for, an addendum to the Method Statement. This addendum to the method statement must detail how this unsuspected contamination shall be dealt with.

Reason: To protect the major aquifer beneath the site. There may be areas of the site, which cannot be fully characterised by a site investigation and unexpected contamination may be identified.

- 17 No infiltration or surface water drainage in to the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant risk to controlled waters.

Reason: To protect the major aquifer beneath the site as SUDS can increase the potential for pollution if located in contaminated ground.

- 18 Piling or any other foundation designs using penetrative methods will not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant risk to groundwater.

Reason: To protect the major aquifer beneath the site. If used, piling may provide direct pathways for contaminants to groundwater.

- 19 No development approved by this planning permission shall be commenced until details for the surface water drainage have been submitted to and approved in writing by the Local Planning Authority. Such details should include provision for all surface water drainage from parking areas and areas of hardstanding to be passed through an oil separator designed to have the capacity and details compatible with the site being drained. Roof water should not pass through the separator.

Reason: The site is within a groundwater Source Protection Zone III.

- 20 No development shall take place until a Construction Method Statement and Construction Code of Practice for limiting the emission of noise and dust from all the demolition and construction activities on the site has been submitted to and approved in writing by the Local Planning Authority. Development shall not commence until the measures approved in the scheme have been fully implemented.

Reason: In the interest of amenity of neighbouring properties.

- 21 Details of a scheme for protecting the proposed dwellings from noise and road traffic 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.

- 22 The smaller retail units facing onto Stoney Lane shall be retained as individual units and shall not be absorbed into the main retail store.

Reason: In order to widen the retail choice within the area and to prevent the creation of a larger supermarket than that proposed, which would be considered out of scale with Weeke and increase the overall potential over-provision of retail floorspace within the city.

- 23 The area designated as foodstore storage/backup on Approved Drawing No 186.102 R shall be retained as such and shall not be used for retail sales.

Reason: In order to prevent the creation of a larger supermarket than that proposed, which would be considered out of scale with Weeke and increase the overall potential over-provision of retail floorspace within the city.

- 24 No development, or site preparation prior to development 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 and implemented 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.

- 25 Details of the construction and fixings for the steel landscape trellis structure shall be forwarded to the Local Planning Authority for approval prior to the commencement of development. Development shall be carried out strictly in accordance with the approved details.

Reason: In the interests of the landscape character 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, S1, S2, S3, S4, EC1, T1, T2, T4, T5, T6, T12, H5, H7, R2, E1, E2, E3, E4, E5, E6, E8

Winchester District Local Plan Proposals: DP1, DP3, DP4, DP5, DP6, DP8, DP9, DP10, DP11, DP13, H3, H7, SF1, SF6, RT4, T1, T2, T3, T4, T5, W1, W8

- 3 All works including demolition and construction should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under the Control of Pollution Act 1974 may be served.
- 4 No materials should be burnt on site. Where the Health and Housing Service substantiate allegations of statutory nuisance, an Abatement Notice may be served under the Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through burning of materials is a direct offence under The Clean Air Act 1993.
- 5 A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or [www.southernwater.co.uk](http://www.southernwater.co.uk)

Item  
04

Parish	Winchester Town
<b>Conservation Area:</b>	
<b>Case No:</b>	06/03311/FUL
<b>Ref No:</b>	W00921/03
<b>Date Valid:</b>	7 November 2006
<b>Grid Ref:</b>	447583 130687
<b>Team:</b>	MAJORS
<b>Applicant:</b>	Kingsoak
<b>Proposal:</b>	Erection of 19 no dwellings comprising 6 no three bedroom, 9 no two bedroom and 4 no one bedroom dwellings with associated car parking , open space, landscaping and improvement to existing access to Andover Road
<b>Location:</b>	Greenacres Special School, 61 Andover Road, Winchester, Hampshire, SO22 6AU
<b>Recommendation:</b>	DVS

**DEFERED FOR CONSIDERATION BY PLANNING (VIEWING) SUB COMMITTEE**



Item

05

<b>Parish</b>	<b>Kings Worthy</b>
<b>Conservation Area:</b>	
<b>Case No:</b>	07/00408/FUL
<b>Ref No:</b>	W13694/01
<b>Date Valid:</b>	16 February 2007
<b>Grid Ref:</b>	449125 133737
<b>Team:</b>	EAST
<b>Applicant:</b>	Eric Norgbey
<b>Proposal:</b>	Change of use from class C3 residential to class A1 retail to enable the operation of a pharmacy and associated works to create a shopfront
<b>Location:</b>	18 Fraser Road, Kings Worthy, Hampshire, SO23 7PJ
<b>Recommendation:</b>	PER

**Case Officer:** Ms Nichola Whitehead

### 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 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 deliveries shall be taken at the site except between the hours of 08:00 and 18:00.

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

#### Informatives

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

Hampshire County Structure Plan Review:

Winchester District Local Plan Proposals:

Emerging Development Plan- WDLP Review Deposit and Revised Deposit:

- 3 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.

The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.

Item  
06

<b>Parish</b>	<b>Micheldever</b>
<b>Conservation Area:</b>	
<b>Case No:</b>	07/00687/FUL
<b>Ref No:</b>	W17430/05
<b>Date Valid:</b>	16 March 2007
<b>Grid Ref:</b>	451750 142960
<b>Team:</b>	EAST
<b>Applicant:</b>	Mr Rimington
<b>Proposal:</b>	Two storey and single storey front extension (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) (RESUBMISSION)
<b>Location:</b>	30 Brunel Close, Micheldever Station, Winchester, Hampshire SO21 3BX
<b>Recommendation:</b>	PER
<b>Case Officer:</b>	Ms Nichola Whitehead

**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 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 first floor of the south elevation of development hereby permitted.  
Reason: To protect the amenity and privacy of the adjoining residential properties.

- 4 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.

- 5 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

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

Reason: To ensure the provision and retention of the garage and parking area in the interests of local amenity and highway safety.

### **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  
07

Parish	Cheriton
<b>Conservation Area:</b>	
<b>Case No:</b>	07/00777/FUL
<b>Ref No:</b>	W13542/03
<b>Date Valid:</b>	26 March 2007
<b>Grid Ref:</b>	458130 128410
<b>Team:</b>	EAST
<b>Applicant:</b>	Cllr And Mrs Harry Verney
<b>Proposal:</b>	Single and first floor extensions to create annexe; dormer windows to create rooms in roof
<b>Location:</b>	The Garden House, Brandy Mount, Westfield Road, Cheriton, Alresford, Hampshire, SO24 0QQ
<b>Recommendation:</b>	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 roofing material and colour of the proposed render materials to be used in the construction of the new extension and renovation 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 The annexe / new accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The dwelling-house extended as hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, separated or altered in any way so as to create two or more separate units of accommodation.

Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

**Informatives**

- 1 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 Adopted 2006 : DP1, DP3, DP4, HE4, HE5,

Item

08

Parish	Bighton
<b>Conservation Area:</b>	
<b>Case No:</b>	07/00617/FUL
<b>Ref No:</b>	W15102/05
<b>Date Valid:</b>	22 March 2007
<b>Grid Ref:</b>	463271 133813
<b>Team:</b>	EAST
<b>Applicant:</b>	Messers P.B, J.P, R.H Singleton And Mrs R.M.D Singleton
<b>Proposal:</b>	Case Officer: Mr Tom Patchell Variation of terms of Section 52 agreement relating to W11241, to transfer occupancy condition from no. 2 Ranscombe Farm Cottages to Home Close
<b>Location:</b>	Homeclose, Barnetts Wood Lane, Bighton, Alresford, Hampshire, SO24 9SF
<b>Recommendation:</b>	PER

**Provided a Section 106 Legal Agreement transferring the agricultural occupancy condition from 2 Ranscombe Farm Cottages to Home Close, Barnetts Wood Lane, is entered into, then the variation of the terms of the Section 52 agreement be approved.**

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