

PLANNING DEVELOPMENT CONTROL COMMITTEE – SPECIAL MEETING

25 May 2007

Attendance:

Councillors:

Jeffs (Chairman) (P)

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

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

Deputy Members

Councillors Read and Tait (Standing Deputies for Councillors Lipscomb and Ruffell)

Others in attendance who addressed the meeting:

Councillors Bell and Nelmes

1. **APOLOGIES**

Apologies were received from Councillors Lipscomb and Ruffell.

2. **DEVELOPMENT CONTROL APPLICATIONS**
(Report PDC688 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 Huxstep declared a personal (but not prejudicial) interest in respect of Item 6, as he had, as a Ward Member, been made aware through the Parish Council of concerns about the site when enforcement action had been initiated. He spoke and voted thereon.

Councillor Evans declared a personal and prejudicial interest in respect of Item 8, as it was a personal application and she therefore left the room during consideration of this item.

Councillors Busher, Johnston, Pearce and Sutton declared personal (but not prejudicial) interests in respect of Item 8 as they were acquainted with the applicant, and they spoke and voted thereon.

By way of personal explanation, Councillor Busher drew attention to Item 2, where her involvement as a Ward Councillor (in that she had spoken with both the applicant and the objector) may have risked the perception of predetermination. Councillor Busher had also requested that the item be referred to the Committee. She therefore

sat apart from the Committee on this item and spoke as a Ward Member only and did not vote thereon.

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

Item 1: Greenmead Cottage, Fairfield Road, Shawford, Winchester - Case Number: 07/00249/FUL

Dr Skipper (South Downs Residents' Association) spoke against the application and Mr Tice (applicant's agent) spoke in support.

The Head of Planning advised that the following corrections to approximate distances to other dwellings from the site should be made on page 6 of the Report:

From Birches – 56 metres
From Westbrook – 35 metres
Mariners – 42 metres

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

Item 2: 6 Godfrey Pink Way, Bishops Waltham – Case Number: 07/00637/FUL

Mr Campbell spoke against the application and Ms Baber-Taylor spoke in support.

Councillor Busher addressed the Committee as a Ward Member. In summary, she was concerned that the design and scale of the proposal would be too prominent in the estate and this was further exacerbated by a rise in ground levels at the site. Furthermore, the proposed monopitch roof was out of character and that the distances to the boundary with the neighbour were too close.

The Head of Planning advised that, since publication of the Report, a statement had been received from the applicant's agent commenting that the design and shape of the proposals contributed positively to the existing built environment, and confirming that the extension was not to be utilised to run a business. The applicant also confirmed that the future growth of the protected tree to the front of the house would not be impeded by the extension.

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

Item 4: 12 Attwoods Drove, Compton, Winchester – Case Number: 07/00450/FUL

Mr Rickaby (applicant) spoke in support of the application and Councillor Bell (a Ward Member) spoke in opposition.

In summary, Councillor Bell reported that the application would result in a loss of amenity to local residents and exacerbate existing severe parking problems. She advised that parking was already extremely limited towards the east of Attwoods Drove and that this lane was the main access to nearby farms. In addition to the possibility of obstructing access for deliveries and tractors etc, she was concerned that emergency vehicles may have their access compromised. Furthermore, she reported that the local bus service (that some residents of Compton were dependent on) had, in the past, been unable to turn due to obstruction of parked vehicles.

Finally, Councillor Bell requested that should the Committee be minded to approve the proposal, it should consider restricting further subdivision of front gardens and properties in the area.

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

Item 5: 3 Dell Cottage, Winchester Road, Shedfield – Case Number: 07/00293/FUL

Mr Clark spoke against the application.

Following debate, the Committee agreed that the Planning Development Control (Viewing) Sub Committee should visit the site to assess the curtilage of the residential dwelling and the visual impact the proposal may have in the vicinity.

It was agreed that the Sub-Committee would meet, on-site at 9.30am, Monday 18 June 2007 (for Members only to familiarise themselves with the site) and then at 11am at St John the Baptist Church's Study Centre, Church Road, Shedfield to debate and determine the application.

Item 6: Land abutting St Margarets, Maybush Lane, Soberton – Case Number: 07/00293/FUL

Mr Erskine and Mr Turton (Soberton Parish Council) spoke in opposition to the application and Mr Wheeler (on behalf of the applicant) spoke in support.

Following debate, the Committee agreed to support the officer's recommendation to grant planning permission for the reasons set out in the Report, with additional conditions to control outdoor lighting, the submission of details of any access track on the site and for the demolition of an existing prefabricated shed on the site.

Demolition of Former Royal Observer Corps Headquarters Building, Abbots Road, Winchester – Case Number: 06/02251/LIS/W18729/06LB
(Report PDC0689 refers)

Mr Maasz and Mr Cullingford spoke against the application and Mr Holmes, Mr Bruty and Councillor Nelmes (a Ward Member) spoke in support.

In summary, Councillor Nelmes stated that, on balance, the application should be supported. She reported that the present poor condition of the building was not necessarily due to neglect, but rather from problems inherent in its structure from flaws in construction methods. She advised that previous site visits had ascertained that conversion may require substantial replacement of its structure and that this was likely to lead to subsequent delisting. This view was now supported by English Heritage in their latest representation. In addition to this, Councillor Nelmes advised that her constituents generally supported the building's demolition, as it was an eyesore and its retention may require residential redevelopment right up to the site boundary with adjacent homes.

The Head of Planning reported that the valuation of the site as obtained by the Council and as referred to in the report, had subsequently not been accepted by the applicant. The applicant had not agreed with the methodology used by the valuer and did not concur with the valuation placed on the site.

The Head of Planning also reported that, subsequent to the latest consultation response received from English Heritage as referred to in the Update, their final response had now been received. This was circulated to the Committee and placed within the case file. In summary, English Heritage was supportive of the recommendation for demolition of the building.

During discussion, the Head of Planning reported on the latest information with regard to the structural condition of the building and of the views taken by the Council's consultant, and of English Heritage. He reported that in addition to the poor condition of the walls, it was now apparent that extensive replacement of the roof would also be required. This would further diminish the ability to convert the building and retain its conservation value. Furthermore, as the whole building had originally been given listable status, to retain only the central brick built plotting room could not be supported, nor did it have any aesthetic value in its own right.

In granting planning permission, the Committee agreed that a further condition be imposed to specify that a record of the historic importance of the building be retained by both the Council and the National Historic Buildings Record. It was also requested that, if possible, appropriate commemoration of the historical legacy of the building and of its work be included within the eventual redevelopment of the site.

Male Public Conveniences, Abbey Gardens, Winchester – Case Number: 07/00542/FUL
(Report PDC689 refers)

Mr Holder spoke against the proposal and Mr Boardman (on behalf of the Head of Environment, Winchester City Council) spoke in support.

The Committee noted that the proposal required the removal of the three Laurel trees fronting the existing toilet facilities and the adjacent Abbey House. Although their removal would impact on the immediate street scene, this was likely to be compensated for, and further enhanced, by the proposed landscaping scheme.

Following further debate, the Committee resolved to grant planning permission subject to conditions as set out.

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

Item 3: Langton Road, Bishops Waltham, Wickham – Case Number: 07/00677/FUL

The Head of Planning explained that, since publication of the Report, Condition 6 (which related to landscaping) had been revised. Members noted that this allowed the applicant to replace the conifer/leylandii hedge with a native species of hedge, whilst ensuring that the boundary treatment remained a natural feature.

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

Item 7: Swanmore Park Farmhouse, Park Lane, Upper Swanmore – Case Number: 07/00525/FUL

The Head of Planning advised that the above item was deferred for consideration at a future Committee.

RESOLVED:

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

2. That in respect of Item 5, the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee on Monday 18 June 2007.

3. That in respect of Item 6, planning permission be granted subject to conditions as set out in the schedule which forms an appendix to the minutes and that authority be delegated to the Head of Planning, in consultation with the Chairman, to agree additional conditions with regard to the control of outdoor lighting, the submission of details of access to the building and for the demolition of an existing prefabricated shed on the site.

4. That in respect of Item 7, the application be deferred for consideration at a future Planning Development Control Committee.

5. That in respect of Demolition of Former Royal Observer Corps Headquarters Building, Abbots Road, Winchester – Case Number: 06/02251/LIS/W18729/06LB, subject to the Secretary of State not requiring the application to be referred to himself for determination, planning permission be granted subject to conditions as set out in the schedule which forms an appendix to the minutes and that authority be delegated to the Head of Planning, for the imposition of an additional condition with regard to national recording of the building.

6. That in respect of the Male Public Conveniences, Abbey Gardens, Winchester – Case Number: 07/00542/FUL, planning permission be granted subject to conditions as set out in the schedule which forms an appendix to the minutes.

The meeting commenced at 9.30am, adjourned at 1.10pm, recommenced at 2pm and concluded at 3pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

25.05.2007

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item

01

Parish	Compton And Shawford
Conservation Area:	
Case No:	07/00249/FUL
Ref No:	W05141/13
Date Valid:	20 February 2007
Grid Ref:	446757 124470
Team:	WEST
Applicant:	R.H Tice And J.L Tice
Proposal:	Erection of detached house and garage (RESUBMISSION)
Location:	Greenmead Cottage, Fairfield Road, Shawford, Winchester, Hampshire, SO21 2DA
Recommendation:	PER
Case Officer:	Elaine Walters

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 dwelling and 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 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 Protective measures, including fencing, ground protection AND any “no dig” surfacing under tree canopies, in accordance with the Arboricultural Impact Appraisal and Method Statement reference CBA6702 written by CBA Trees and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.
The Arboricultural Officer shall be informed prior to the commencement of construction of “no dig” surfacing under tree canopies so that a precommencement site visit can be carried out. Telephone 01962 848317.
The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with CBA6702. Telephone 01962 848317.
Any deviation from works prescribed or methods agreed in accordance with Method Statement CBA6702 shall be agreed in writing to the Local Planning Authority.
No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement CBA6702.

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

- 6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details.

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

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

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

- 8 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

- 9 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 5metres from the highway boundary.

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

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

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, R2
Winchester District Local Plan Review: DP3, RT3, T2

Item
02

Parish	Bishops Waltham
Conservation Area:	
Case No:	07/00637/FUL
Ref No:	W06158/06
Date Valid:	15 March 2007
Grid Ref:	455800 117074
Team:	WEST
Applicant:	Miss D Taylor
Proposal:	Single storey side extension
Location:	6 Godfrey Pink Way, Bishops Waltham, Southampton, Hampshire, SO32 1PB
Recommendation:	PER
Case Officer:	Ms Elizabeth Stewart

APPROVED SUBJECT TO THE FOLLWOING 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 extension 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 A Method Statement (in accordance with BS5837:2005 standards), which relates specifically to the Horse Chestnut tree (which has a TPO) to the south of the dwelling, shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site. The development shall then proceed in accordance with the approved Method Statement. Any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing to the Local Planning Authority.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

- 4 The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact Arboricultural officer on 01962 848317.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

- 5 No arboricultural works shall be carried out to the trees other than those specified and in accordance with the Method Statement.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

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 Review: DP.3; DP.4

- 3 The Horse Chestnut to the south of the dwelling is protected by a tree preservation order. Damage to the tree is an offence under the Town and Country Planning Act. Failure to comply with the above conditions could result in enforcement action and a fine of up to £10,000.

Item
03

Parish	Bishops Waltham
Conservation Area:	
Case No:	07/00677/FUL
Ref No:	W08151/02
Date Valid:	16 March 2007
Grid Ref:	455189 117752
Team:	WEST
Applicant:	Mrs Susan Jones
Proposal:	Demolition of existing porch, and construction of a new four bedroom semi-detached house and a new porch to 8 Langton Road. New vehicular access to new house from Langton Road.
Location:	8 Langton Road, Bishops Waltham, Southampton, Hampshire, SO32 1GF
Recommendation:	PER

Case Officer: Lisa Booth

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 adjacent dwelling (8 Langton Road), unless otherwise agreed in writing with 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.

- 3 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

- 4 Before the development hereby approved is first brought into use, a minimum of two

car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

- 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.

- 6 The hedgerow identified on drawing no: 0107/02/13 shall be retained and maintained at a minimum height of 1.5m or replaced with a new hedgerow of appropriate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted and thereafter permanently retained and maintained.

These trees shall be protected during building operations by the erection of fencing at least 2 metres from the hedge in accordance with BS 5837 unless agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenity 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, H5, R2, T5, T6
Winchester District Local Plan Review Policies: DP1, DP3, H3, RT4, T2

- 3 A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water Network Development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk.

- 4 No development or new tree planting shall be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. The developer must advise Southern Water Services of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.

Item
04

Parish	Compton And Shawford
Conservation Area:	
Case No:	07/00450/FUL
Ref No:	W14618/01
Date Valid:	28 February 2007
Grid Ref:	446580 125913
Team:	WEST Case Officer: Lisa Booth
Applicant:	Mr And Mrs K Rickaby
Proposal:	(AMENDED DESCRIPTION) Conversion of existing dwelling to 2 no. two bedroom dwellings
Location:	12 Attwoods Drove, Compton, Winchester, Hampshire, SO21 2AX
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 there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected in association with the subdivision of the plot. The boundary treatment shall be completed before occupation of the dwellings. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual 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: UB1, UB3, H5, R2, T2, T5
Winchester District Local Plan Review Policies: DP1, DP3, H4, RT4, T1, T4

Item	Parish	Shedfield
05	Conservation Area:	
	Case No:	07/00345/FUL
	Ref No:	W12555/02
	Date Valid:	12 February 2007
	Grid Ref:	456389 113639
	Team:	WEST
	Applicant:	Mr M Chappell
	Proposal:	(AMENDED DESCRIPTION) To allow the parking of two lorry cabs within the curtilage of a residential site.
	Location:	Dell Cottage, Winchester Road, Shedfield, Southampton, Hampshire, SO32 2JA
	Recommendation:	DVS

DEFERED FOR VIEWING SUB COMMITTEE ON 18TH JUNE 2007

Item	Parish	Soberton
06	Conservation Area:	
	Case No:	07/00293/FUL
	Ref No:	W20486
	Date Valid:	30 January 2007
	Grid Ref:	460878 114529
	Team:	WEST
	Applicant:	Mr Mark Paige
	Proposal:	Erection of shed to house rabbits and feed
	Location:	Land Abutting St Margarets, Maybush Lane, Soberton, Hampshire
	Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

- 2 The building hereby approved shall be used to accommodate no more than 100 rabbits at any time.

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

- 3 In the event that the building hereby approved ceases to be used for agricultural purposes it shall be removed from the site within three months of the cessation of the agricultural use.

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

- 4 No animal waste products shall be stored on the site, including within the land outlined in blue on the approved plans (Drawing No. 140 Rev C) and all soiled bedding shall be removed from the site on the day of cleaning out of hutches.

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

- 5 Details of any additional access ways to be constructed on the site shall be submitted to, and agreed in writing by, the Local Planning Authority before any works are commenced. Any such works shall be completed in accordance with the approved plans.

Reason: In the interests of visual amenity.

- 6 Details of any lighting to be provided on the site shall be submitted to, and approved in writing by, the Local Planning Authority before it is installed. The lighting shall be installed, and subsequently maintained, in accordance with the submitted details.

Reason: In the interests of visual amenity and the amenities on nearby residential properties.

- 7 Within three months of the building hereby approved being brought into use, or any other period as may be agreed in writing with the Local Planning Authority, the existing stable on the site shall be demolished and the resultant materials removed from the site.

Reason: In the interests of visual amenity and the amenities of nearby residential properties.

Informatives

- 1 This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
- 2 The Local Planning Authority has taken account of the following development plan policies and proposals:-
Hampshire County Structure Plan Review: C1, C2
Winchester District Local Plan Review: CE5, CE13, DP3

Item
07

Parish	Swanmore
Conservation Area:	
Case No:	07/00525/FUL
Ref No:	W06862/31
Date Valid:	28 February 2007
Grid Ref:	458551 118176
Team:	WEST
Applicant:	Mr And Mrs K Bradshaw
Proposal:	Change of use of land to residential to accommodate private swimming pool and associated works including deposition of excavated soil in field to the south east of the farmhouse (DEPARTURE FROM LOCAL PLAN)
Location:	Swanmore Park Farmhouse, Park Lane, Upper Swanmore, Southampton, Hampshire, SO32 2QQ
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 Before development commences, details of sound insulation to the pump house shall be submitted to and approved in writing by the local planning authority. These details shall be fully implemented before the pool is first brought into use and thereafter retained in accordance with these details.

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

- 3 The excavated soil from the proposed swimming pool shall not be spread under existing hedges or over the roots of any existing trees on the land indicated on the approved plan.

Reason: In the interests of the health of the existing vegetation.

- 4 Before development commences, details showing how the land to be used for the spreading of the excavated soil from the swimming pool is to be graded, contoured and landscaped (including timing provisions) shall be submitted to and approved in writing by the Local Planning Authority. Deposition of the excavated soil shall not be deposited other than with the approved details and timing provisions.

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

- 5 A new hedgerow shall be planted and established along the south east boundary to the proposed swimming pool on the approved plans. The plants shall be a staggered row with 600mm between rows and planted at 600mm centres. Species shall be a native mix unless otherwise agreed in writing with the Local Planning

Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

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

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

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

- 7 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the pump house 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.

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; E6; E7
Winchester District Local Plan Review: DP3; DP4; CE5; CE6; HE16

Item
08

Parish	Swanmore
Conservation Area:	
Case No:	07/00514/FUL
Ref No:	W02546/03
Date Valid:	27 February 2007
Grid Ref:	458482 114821
Team:	WEST
Applicant:	Mr And Mrs Evans
Proposal:	Demolition and reconstruction of extension on new piled raft foundation
Location:	Woodlands, Bishops Wood Road, Mislingford, Fareham, Hampshire, PO17 5AT
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

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

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: DP3; CE23

Item
10

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:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

- 1 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the

implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

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

- 2 No demolition or alteration to structures on the site shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological recording 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 and historical interest of structures on the site is properly safeguarded and recorded.

- 3 The building shall not be demolished until:
 - (a) notice has been given in writing to English Heritage
 - (b) reasonable access to the building has been made available for at least one month to the members and officers of English Heritage for the purposes of recording it.
 - (c) a duly authorised officer of English Heritage has stated in writing that it has completed its recording or that it does not wish to record it.

- 3 Reason: To allow an appropriate opportunity for the listed building to be recorded.

Item
10

Parish	Winchester Town
Conservation Area:	Winchester Conservation Area
Case No:	07/00542/FUL
Ref No:	W20532/01
Date Valid:	2 March 2007
Grid Ref:	448486 129319
Team:	WEST Case Officer: Mrs Jane Rarok
Applicant:	Winchester City Council
Proposal:	Stripping out interior of west building, removal of gents lobby and buildings in yard, alterations to north east elevations remodelling of roofs, removal of chimney, erection of new wing in service yard, remodelling of east building (work includes ladies toilets)
Location:	Gents Toilets, Abbey Gardens, High Street, Winchester, Hampshire
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

2 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:
- hard surfacing materials:
- retained historic landscape features and proposals for restoration.

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:
- implementation programme:

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

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

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

4 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details to those on the existing building. If there is some doubt as a range of different mortars and jointing details have been used on the existing building then details are to be agreed in writing with the LPA prior to the commencement of work. A lime putty mortar shall be used unless otherwise agreed in writing by the Local Planning Authority.

(See advice notes on Mortars and Pointing attached).

Reason: To maintain the character of the listed building.

5 The development hereby permitted shall be constructed using (brick, stone, lime mortar, tiles, lead roofIN) 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.

- 6 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.

- 7 Prior to the commencement of the development hereby approved, the following details shall be submitted to and approved in writing by the Local Planning Authority:
- (i) large scale elevations and sections at a scale of 1:20 of proposed external doors, canopy, fanlight, gambrel vents/lights, windows to toilet extension and details of proposed colour finish;
 - (ii) details at a scale of 1:10 and technical specification to include materials of the proposed rooflight;
 - (iii) large scale elevations and sections of proposed wrought iron railings and gates at a scale of 1:20 and details of the proposed colour finish;
 - (iv) detailed specification for the notice board to include design, materials and finish;
 - (v) details and samples of new paving.

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

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

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

- 9 Prior to the commencement of development hereby approved details of the proposed signage shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:
- (i) scaled drawings at 1:50 of all signage
 - (ii) specification of the materials, colours and finishes
 - (ii) location and fixing details.

Reason: to maintain the character of the listed building and 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, S1, E16, E17, E19

Winchester District Local Plan Proposals: DP3, DP4, HE1, HE3, HE4, HE5, HE8, HE14, HE16, SF6, W1
