

PLANNING DEVELOPMENT CONTROL COMMITTEE

14 June 2007

Attendance:

Councillors:

Jeffs (Chairman) (P)

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

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

Deputy Members

Councillor Beveridge (Standing Deputy for Councillor Evans)
Councillor Tait (Standing Deputy for Councillor Ruffell)

Others in attendance who addressed the meeting:

Councillors Barratt, Coates and Humby

Others in attendance who did not address the meeting:

Councillor Bell

1. **APOLOGIES**

Apologies were received from Councillors Evans, Pearce and Ruffell.

2. **DEVELOPMENT CONTROL APPLICATIONS**

(Report PDC6693 refers)

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

Councillor Beveridge declared a personal (but not prejudicial) interest in respect of Item 2, as he was a member of the City of Winchester Trust, which had commented on the application. He spoke and voted thereon.

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Item 6, as he was one of the Council's appointed representatives on the South Downs Joint Consultative Committee, which had commented on the application. He had taken no part in the Consultative Committee's consideration of the item and he spoke and voted thereon.

Councillor Saunders declared a personal and prejudicial interest in respect of Item 2, as the application site was the neighbouring property to her own. She left the room during the consideration of the item and did not speak or vote thereon.

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

Item 1: Whites Hill Farm, Whites Hill, Owslebury – Case Number: 07/00954/FUL

Ms Sprot (Owslebury Parish Council) spoke against the application and Mr Humphrey (the applicant) spoke in support.

Councillor Humby (as a Ward Member) also spoke against the application. In summary, he explained that local residents were concerned that the site would attract large Heavy Goods Vehicles along the surrounding roads, which were too narrow to accommodate them satisfactorily. This increase in traffic would affect the character of the village and the noise would disturb residents. He stated that the current consent was only temporary so that the traffic implications of the change of use could be assessed. However, as not all the units had been let, it had not been possible to properly assess those implications. He added that if, despite this, the Committee was minded to grant permanent consent to the change of use, there should be conditions to limit the hours and type of vehicles that visited the site, to minimise disruption to local residents. He also raised concerns that some long distance lorries may, on occasion, park up in the surrounding lanes to wait for the site to open.

In response, the Head of Engineering reiterated that, based on the information available, he had raised no objection to the application, as the change of use was unlikely to generate significantly more traffic over the previous, agricultural use of the site. He also explained that it was not reasonable to condition the type of vehicles that may visit the site, nor the hours that they arrived.

The Head of Planning updated the Committee that, following the publication of the Report, the City Council's Environmental Protection Section had responded to the application and had raised no objection. However, a further 19 letters of representation had been received in objection to the scheme. In addition to the concerns outlined in the Report, the additional 19 letters highlighted the unsuitability of the rural location for the proposed use; character of the area; problems regarding the predicted traffic generation of the site and lack of information from the applicant; that the buildings on site were old and required substantial works; damage to listed buildings in the village from HGVs; probable increase in road traffic accidents; and detrimental impact on local businesses.

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

Item 2: Ardmhor, 38 Chilbolton Avenue, Winchester – Case Number: 07/00135/FUL

Mr Osman (a local resident) spoke against the application and Mr Thomas and Mr Stallon (both on behalf of the applicant) spoke in support.

Councillor Barratt (a Ward Member) spoke on the application. In summary, she highlighted the potential sewers problem relating to the site and that the proposed footpath through the site should be available for public use.

In response, the Head of Planning explained that Southern Water had initially raised concerns, but the applicant's proposal to divert surface water into a holding tank meant that they had raised no objection to the application.

Following discussion, the Committee agreed not to condition public access to the footpath, as they considered it would be detrimental to the amenity of the residents of the new development, not be an attractive route for the public to use and would possibly increase its impact on the protected trees at the rear of the site.

The Head of Planning updated the Committee that, following the publication of the Report, a representation had been received from the City of Winchester Trust in objection to the application. In summary, this objection raised concerns regarding the scale, density and layout which they considered to be inappropriate to the area; insufficient amenity space for the larger houses; overdevelopment of the site; the long-term management of the trees; and that it provided too many car parking spaces which resulted in a large area of hard standing.

Following debate, the Committee agreed to grant planning permission, subject to the conditions set out in the Report and an additional landscaping condition, to protect and strengthen the hedgerow along the northern boundary.

Item 5: Smithy Cottage, Bull Lane, Waltham Chase – Case Number 07/00759/OUT

Mr Chapman (a local resident) spoke against the application and Mr Tutton (applicant's agent) spoke in support.

The Chairman agreed that a further written representation submitted by Mr Chapman regarding the application could be taken into account.

The Head of Planning advised the Committee of an error in the Report, under the heading "Conditions" regarding payment of highways contribution and public open space, which should have followed on from the text under "planning obligations/agreements"

Following debate, the Committee agreed to grant planning permission, subject to the conditions set out in the Report and two additional conditions regarding landscaping (to preserve the hedge along its boundary with Bull Lane) and to ensure the provision of two or more small dwellings on the site.

Item 6: Land Adjacent to West House, South Hill, Droxford - Case Number: 07/00964/FUL

Mr Tilt spoke against the application and Mr Lette (applicant's agent) spoke in support.

Councillor Coates (as the Ward Member) also spoke against the application. In summary, he stated that the proposed dwelling would have an adverse effect on the setting of the neighbouring listed property (West House) and an adverse effect on the surrounding Conservation Area. He explained that, as the proposal was contrary to policies, it should be refused. However, he added that if the Committee was minded to approve the application, it required further detail to take into account the gradient of the site and an additional condition to prevent the erection of roof windows on the north elevation of the new property.

During discussion, the Head of Planning advised that since the publication of the Report, additional objections to the application had been received from Droxford Parish Council, the South Downs Joint Consultative Committee and two further letters of objection. In summary, these had commented on the setting of the listed building, the effect on neighbour amenity and the Conservation Area, car parking and that there was no provision for on-site open space.

The Head of Planning also updated the Committee that the 2006 Appeal for a dwelling on the site had been dismissed, because of the application's design and materials. The Inspector had concluded that the staggered linear proportions and various roof heights presented a visually confusing and restless appearance, which was at odds with the surrounding Conservation Area. The proposed weatherboard cladding was also out of character with the area. However, the Inspector found that the proposal would not be unacceptably harmful to the setting of the listed building, because the dwelling would be slightly dug into the site and because West House's double garage already intruded upon and restricted vistas of the listed building. It was explained that the Planning Inspector's conclusion was a material consideration.

Following discussion, Members agreed that the application should be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to consider in detail the relationship between the proposed dwelling, the Conservation Area and the Listed Building and the gradient of the site.

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

Item 3: Rutledge, 29 Main Road, Littleton – Case Number 07/00865/FUL

The Head of Planning explained that this item had been deferred for consideration of amended drawings.

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 which forms an appendix to the minutes and that authority be delegated to the Head of Planning, in consultation with the Chairman, to agree an additional condition with regard to landscaping along the site's northern boundary with the playing field.
3. That in respect of Item 3, the application be deferred for consideration of amended drawings.
4. That in respect of Item 5, 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 two additional conditions regarding landscaping (to preserve the hedge along its boundary with Bull Lane) and to ensure the provision of two or more small dwellings on the site.

5. That in respect of Item 6, the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee on Monday 25 June 2007.

3. **MORN HILL – HOTEL DEVELOPMENT (LESS EXEMPT APPENDIX)**
(Report PDC689 refers)

The Committee considered the above Report which set out the latest position concerning the hotel development at Morn Hill. (Detail in exempt minute)

4. **EXEMPT BUSINESS**

RESOLVED:

1. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

2. That the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A to the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
##	Morn Hill – Hotel Development – Exempt Appendix) Information relating to the) financial or business affairs of) any particular person (including) the authority holding that) information). (Para 3 Schedule) 12A refers))) Information in respect of which) a claim to legal professional) privilege could be maintained) on legal proceedings. (Para 5) Schedule 12A refers)

5. **MORN HILL – HOTEL DEVELOPMENT - EXEMPT APPENDIX**
(Report PDC691 refers)

The Committee considered the above exempt appendix which set out detailed legal advice on the current position, together with possible options for future action (detail in exempt minute).

The meeting commenced at 9.30am, adjourned at 1.15pm, recommenced at 2pm and concluded at 3.30pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

14.06.2007

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item
01

Parish	Owslebury
Conservation Area:	
Case No:	07/00954/FUL
Ref No:	W06568/05
Date Valid:	16 April 2007
Grid Ref:	450937 123146
Team:	EAST
Case Officer:	Mr Nick Fisher
Applicant:	Humphreys Farms Ltd
Proposal:	Removal of condition no. 2 of permission W06568/03 to allow continuation of change of use
Location:	Whites Hill Farm, Whites Hill, Owslebury, Winchester, Hampshire, SO21 1NZ
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:-

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 landscaping scheme approved in connection with consent 04/03275/ful shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure that the development presents a satisfactory appearance in the interests of the visual amenities of the area.
- 3 In respect of the use hereby permitted and excluding the use of the site for agricultural purposes, which shall remain unrestricted, no machinery shall be operated, no process shall be carried out, no deliveries taken at or dispatched from the site and no vehicular movements shall take place on the site, other than between the hours of 8am to 6pm Monday to Friday and between 8am to 1pm Saturdays and at no time on Sundays or Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority
Reason: To protect the amenities of the occupiers of nearby properties.
- 4 No goods, plant or material shall be deposited or stored in the open (or displayed for sale in the open) on the site without the prior consent in writing of the Local Planning Authority
Reason: To protect the amenities of the area and maintain adequate parking/servicing areas
- 5 No floodlighting/external lighting whether freestanding or affixed to an existing structure, shall be provided on the site at any time without the prior written consent of the Local Planning Authority.

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

- 6 The development hereby permitted shall be used only for purposes within Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 2005, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose.

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

- 7 No external elevational alterations, other than those approved under this planning permission, shall be carried out to buildings 2 and 4 without the prior approval of the Local Planning Authority

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

- 8 A plan shall be submitted six weeks of the date of the consent showing the proposed layout of the parking and turning area. The area shall be marked out in accordance with the approved plan before the buildings are first occupied. The area shall not thereafter be used for any purpose other than parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on site car parking and turning facilities are provided on the site.

- 9 Drainage from vehicle washdown and refuelling areas shall not be discharged to any watercourse, surface water sewer or soakaway.

Reason: To prevent pollution of the water environment.

- 10 Any facilities for the storage of chemicals (including waste oil) shall be sited on impervious bases and surrounded by impervious bund walls, details of which shall be submitted to the Local Planning Authority for approval. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%, If there are multiple tanks, the compound should be at least equivalent to 110% of the capacity of the largest tank, or 25% of the total combined capacity of the interconnected tanks whichever is the greatest. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment.

Informatives

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

Hampshire County Structure Plan Review: C1, C2, UB3, EC3, T2, T4

Winchester District Local Plan Adopted 2006: DP1, DP3, DP4, DP10, DP11, CE5, CE17, T2, T3

- 2 The Applicant should be aware that a Discharge Consent may be required from the Environment Agency. The Applicant should contact the Agency regarding this matter.

Item
02

Parish	Winchester Town
Conservation Area:	
Case No:	07/00135/FUL
Ref No:	W19518/02
Date Valid:	23 January 2007
Grid Ref:	446563 129738
Team:	EAST
Applicant:	Lacey Simmons Ltd/Mr And Mrs C E J Burman/Mr S P Norman
Proposal:	(AMENDED PLANS) Demolition of 38 - 40 Chilbolton Avenue and construction of 10 no. dwellings comprising; 5 no. two bedrooms and 5 no. four bedrooms with associated parking and landscaping (RESUBMISSION)
Location:	Ardmhor, 38 Chilbolton Avenue, Winchester, Hampshire, SO22 5HD
Recommendation:	PER

PROVIDED THE APPLICANT ENTERS INTO A SECTION 278 AGREEMENT TO SECURE A FINANCIAL CONTRIBUTION TOWARDS OFF SITE HIGHWAYS IMPROVEMENTS AND A SECTION 106 AGREEMENT TO MAKE PROVISION FOR PUBLIC OPEN SPACE AND THE PROVISION OF A LANDSCAPE MANAGEMENT PLAN TO COVER THE FUTURE MAINTENANCE OF THE WOODLAND BELTS TO THE FRONT AND REAR OF THE SITE, THEN THE APPLICATION BE PERMITTED SUBJECT TO THE FOLLOWING CONDITIONS:-

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 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.

- 3 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.

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

Reason: In the interests of highway safety.

- 5 The parking spaces/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.

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

- 7 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front and rear of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out in accordance with the details hereby approved.

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.

- 8 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

- 9 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 . Development shall be carried out in accordance with the approved details.

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

- 10 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.

- 11 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

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

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, 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.

- 13 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 any elevation or roof of the dwellings hereby permitted.

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

- 14 The first and second floor window(s) in the south west elevation of the dwelling on plot G hereby permitted shall be glazed in obscure glass and thereafter retained.

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

- 15 An Arboricultural Impact Appraisal and Methos Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

Reason: to ensure the trees to be retained are not damaged during construction.

- 16 The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced in order that it can be inspected and approved in accordance with the approved Method Statement.

Reason: To ensure that the protective fencing is erected in accordance with the approved method statement and the trees to be retained will be properly protected during construction.

- 17 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out

Reason: To ensure that the trees to be retained are not damaged during construction.

- 18 No arboricultural works shall be carried out to trees other than those specified and in accordance with 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 that the trees to be retained are protected during construction.

- 19 The hedgerow along the north east boundary of the application site shall be protected during building operations and thereafter retained before development commences. Details shall be submitted to and approved in writing to the Local Planning Authority, specifying the protective fencing to be used and also additional planting along the hedgerow to enhance and reinforce it. The approved details shall be implemented in full.

Reason: To protect and reinforce the hedgerow 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, R2, T2, T6, H7, H8, E16

Winchester District Local Plan Review: H3, DP1, DP3, DP4, DP5, DP6, H7, T1, RT4, W1

Item

03

Parish	Littleton And Harestock
Conservation Area:	
Case No:	07/00865/FUL
Ref No:	W01111/08
Date Valid:	4 April 2007
Grid Ref:	445645 132167
Team:	EAST
Case Officer:	Mrs Jill Lee
Applicant:	Mr And Mrs R Hammond
Proposal:	1 no. three bedroom house; 2 no. two bedroom bungalows. (RESUBMISSION) (AMENDED PLANS)
Location:	Rutledge, 29 Main Road Littleton, Winchester, Hampshire, SO22 6QQ
Recommendation:	PER

3 DEFER FOR CONSIDERATION OF AMENDED PLANS:

Item

04

Parish	Twyford
Conservation Area:	
Case No:	07/00829/FUL
Ref No:	W01091/36
Date Valid:	30 March 2007
Grid Ref:	448614 125364
Team:	WEST
Case Officer:	Mr Dave Dimon
Applicant:	Humphrey Farms
Proposal:	Amendment of condition no's. 3 (soft and hard landscaping), 4 (implementation of landscaping), 9 (part demolition of buildings) and 12 (parking provisions) of permission W01091/20 to allow for phased development of redundant agricultural buildings
Location:	Northfields Farm Hazeley Road Twyford Winchester Hampshire SO21 1QA
Recommendation:	PER

3 APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:-

Conditions/Reasons

- 3 No development shall take place until details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. The landscaping details shall be in accordance with the Landscaping report prepared by Hillier Landscapes (dated 11 April 2003). Works shall be carried out in accordance with these details.. These details shall include the following:
- (a) existing and proposed finished levels or contours:
 - (b) means of enclosure, including any retaining structures:
 - (c) hard surfacing materials:
 - (d) soft landscape details shall include the following as relevant:
 - (e) planting plans:
 - (f) written specifications (including cultivation and other operations associated with plant and grass establishment:
 - (g) schedules of plants, noting species, planting sizes and proposed numbers/densities

where appropriate:

- (h) retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- (j) implementation programme:

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

- 4 All hard and soft landscape works shall be carried out in accordance with the approved details. The landscape works shall be carried out in accordance with the implementation programme, as agreed by 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.

- 9 The resultant material from the demolition of each building shall be removed from the site prior to the occupation of any units within the building from where the material was sourced..

Reason: To safeguard the amenity of the locality.

- 12 The car park, HGV parking and cycle parking shall be constructed, surfaced and marked out in accordance with the approved plan (Drawing no: 294 P 14 Rev A). Parking provision shall be provided in accordance with the phasing of the development, but shall not fall below a minimum of 1 car space per 52 sq metres of occupied floor area, 1 HGV space per 1037 sq metres of occupied floorspace , and 1 cycle space per 194.5 sq metres of occupied floorspace. This parking provision shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles or bicycles.

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

Informatives

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

Hampshire County Structure Plan Review: EC3, C1, C2, UB3, T1, T2, T4, T5.

Winchester District Local Plan Review: DP3, DP.4, DP.6, CE17, C16, T1, T3, T4, T5,

- 2 The permission hereby granted is supplementary to planning permission W01091/20 dated 9 February 2004 and must be read in conjunction with that planning permission and the conditions attaching thereto which continue to apply in all respects other than as modified by the conditions of this planning permission. The legal agreements appertaining to the original planning permission are not in any way modified by this permission and must be adhered to.

- 3 The applicants' attention is drawn to the need to provide an appropriate implementation programme and maintenance schedule for landscaping works as

required by the provisions of condition 5 of planning permission W01091/20, which shall include the provisions for phasing of the implementation that this permission facilitates.

Item
05

Parish	Shedfield
Conservation Area:	
Case No:	07/00759/OUT
Ref No:	W03995/01
Date Valid:	26 March 2007
Grid Ref:	455976 115025
Team:	WEST
Applicant:	Principal Estates Ltd
Proposal:	(AMENDED DESCRIPTION) Demolition of cottage and redevelopment by the erection of 2 no: two bedroom semi-detached dwellings and 1 no: four bedroom detached dwelling with garage; new access (OUTLINE - considering siting and layout)
Location:	Smithy Cottage, Bull Lane, Waltham Chase, Southampton, Hampshire, SO32 2LS
Recommendation:	PER

Case Officer: Lisa Booth

That providing the applicant is prepared to pay a financial contribution of £4,000 towards sustainable transport improvements as set out in the Hampshire Transport Strategy of the local transport plan and £4,156.00 towards the provision of public open space, then planning permission can be granted, subject to the following conditions:

Conditions/Reasons

- 1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

- 2 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

- The layout of foul sewers and surface water drains.
- The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.
- The provision to be made for the parking, turning, loading and unloading of vehicles and

cycle storage.

- The manner of treatment of any existing water courses and ditches including details of the method of the disposal of surface and storm water and the culverting and maintenance of the drainage ditch along the frontage of Bull Lane, shall be submitted and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the occupation of the first dwelling.

-The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

- The alignment, height and materials of all walls and fences and other means of enclosure.

Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

3 The proposed access and drive 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, 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.

5 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 43 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

7 Before the development hereby approved is first brought into use, a minimum of 7car 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.

8 No development shall take place until details of both hard and soft landscape works

have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- hard surfacing materials:
- planting plans:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- written specifications (including cultivation and other operations associated with plant and grass establishment:

8 Soft landscape details shall include the following as relevant:

- means of enclosure, including any retaining structures:

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

9 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.

10 The hedgerows identified on drawing number 1336-01 along the north-east, western and southern boundaries shall be retained and maintained at a minimum height of 1metre along the north-east boundary and 2 metres along the western and southern boundaries in good condition and where necessary reinforced with 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.

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

11 A minimum of 50% of the new dwellings to be provided shall have a gross floor area not exceeding 75 square metres (measured internally).

Reason: To comply with proposal H7 of the Winchester District Local Plan Review and to

ensure that a range of dwelling sizes are provided.

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, H7, RT4, T2

Item

06

Parish	Droxford
Conservation Area:	Droxford Conservation Area
Case No:	07/00964/FUL
Ref No:	W09068/27
Date Valid:	4 April 2007
Grid Ref:	460567 118090
Team:	WEST Case Officer: Elaine Walters
Applicant:	Perham Fry Developments Ltd
Proposal:	Erection of 1 no. detached three bedroom dwelling with cycle store, associated parking and landscaping (RESUBMISSION)
Location:	Land Adjacent To West House, South Hill, Droxford, Hampshire
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:-

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 store 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 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

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 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.

- 6 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 also including details of the levels of the existing ground and roof ridge and parapet wall of the north side of West House to the south, and the height of the ground floor slab and damp proof course of the new house in relation thereto, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

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

- 7 An Arboricultural Impact Appraisal and Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site. 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 01962 848317. The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317. No arboricultural works shall be carried out to trees other than those specified and in accordance with 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 which are to be retained.

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

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

- 9 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

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

- 10 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.

- 11 Full details of all new windows and doors, including large scale sections (1:20) provided through the elevations taken through the windows and doors, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To ensure such details are appropriate to the character of the building.

- 12 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the construction period 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.

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

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

- 14 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.

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, T2, H1, H2, H5, H7, H8, R2, E16
Winchester District Local Plan Review: NC1, H5, H7, HE.13, HE.14, HE.16 DP3, DP6, DP7, DP12, RT3, RT9, T2, T3, T4
