

PLANNING DEVELOPMENT CONTROL COMMITTEE

3 July 2007

Attendance:

Councillors:

Jefferies (Chairman) (P)

Baxter (P)
Busher
Evans
Huxstep (P)
Lipscomb

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

Deputy Members

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

Others in attendance who addressed the meeting:

Councillors Bell, Pearson and Wagner

1. **APOLOGIES**

Apologies were received from Councillors Busher, Evans and Lipscomb.

2. **DEVELOPMENT CONTROL SCHEDULE**
(Report PDC698 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 Items 11 and 12 as he was a member of the City of Winchester Trust which had commented on the application. Councillor Beveridge spoke and voted thereon.

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

Item 1: Swanmore Park Farmhouse, Park Lane, Upper Swanmore - Case Number: 07/00525/FUL

Mr Partridge (on behalf of a local resident) and Ms Bridgewater (a local resident) spoke against the application and Ms Yerbury (applicant's agent) spoke in support.

During the presentation, the Head of Planning Control explained that, subsequent to the publication of the Report, a further representation against the application had been received which raised issues already considered in the Report.

Following debate, the Committee agreed to grant planning permission, subject to the conditions set out in the Report. The Committee agreed that this should include an additional condition, proposed by the Head of Planning, to remove permitted development rights regarding gates and fences around the proposed swimming pool.

Item 2: Stable Block, Hunton Lane, Hunton – Case Number: 07/01028/FUL

Mrs Finn-Kelcey (a local resident) spoke against the application.

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

Item 6: Himoon Stables, Grange Drive, Otterbourne – Case Number: 07/00904/FUL

Mr Foley and Mr Barker (local residents) spoke against the application and Mrs Tyrrell (applicant) spoke in support.

Councillor Bell spoke on the application as both the Ward Councillor and as a representative of Otterbourne Parish Council. In summary, she raised concerns regarding the process of the application, as a condition had been discharged without consultation with local residents, the Parish Council or Ward Members. She therefore asked that the application be deferred. Councillor Bell also commented on the proposal's possible effects on a public right of way and that there had been inadequate notification of the proposal to neighbouring properties. In addition, Councillor Bell questioned the definition of the terms used in the conditions.

In response, the Head of Planning explained that it was usual for conditions to be discharged following negotiation between the officers and applicant and that it was not practical to consult with neighbours and parish councils on these changes. However, no conditions on the permission for the stables had been changed or amended. It was also explained that neighbour notification letters had been sent to local residents (including Pitmore Road) and that site notices had been placed at the site entrance and at the junction of Grange Road and Pitmore Road.

During debate, the Head of Planning Control stated that a representation had been received from Otterbourne Parish Council after the publication of the Report. In summary, this raised no objection to the proposed change of use as it would regularise the current situation, but requested that the land be restricted for private use only, that no vehicles be stored overnight on site and that there should be a maximum number of horses on site at any one time.

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

Item 7: Little Croft, Church Street, Upham – Case Number: 07/00700/FUL

Mr Goddard (applicant's agent) spoke in support of the application and the associated application, Item 8, below.

Following debate, the Committee agreed to refuse permission for the reasons set out in the Report.

Item 8: Little Croft, Church Street, Upham – Case Number: 07/00700/LIS

Following debate, the Committee agreed to refuse permission for the reasons set out in the Report.

Item 9: Hawks Nest Farm, Bishops Wood Road, Mislingford – Case Number 07/00908/FUL

Mr Malec and Mr Chalk (local residents) spoke against the application and Mr Wheeler (applicant's agent) spoke in support.

Councillor Pearson spoke as a Ward Member against the application. In summary, he commented on the application's probable impact on the narrow access road and on the amenity of local residents. Whilst he considered the proposed additional milk silos would have a negligible visual impact, the additional capacity they provided would adversely affect neighbouring properties through the smell of effluent.

Following debate, the Committee agreed to defer the application to a future meeting, to allow officers to gather further information regarding whether the proposed silos would increase the site's capacity to process more milk, what products would be produced and how this would affect neighbouring properties – particularly in regard to smells and the treatment of effluent.

Item 11: South Winchester Park and Ride Site, Otterbourne Road, Compton – Case Number 07/00997/HCS

In outlining the application to the Committee, the Head of Planning Control reminded Members that they were being asked to comment on the application to Hampshire County Council, which was the determining authority in this instance.

Mr Partridge spoke against the application on behalf of neighbours and Mr Walmsey (a representative of Compton and Shawford Parish Council) spoke in support.

Councillor Wagner (a Ward Member for the adjoining Ward, Colden Common and Twyford) spoke against the application. In summary, he stated that he supported the principle of a Park and Ride site the south of Winchester, but that the site outlined in the application was unsuitable. He explained that it contravened planning policies, as it was in an area of countryside adjacent to the Area of Outstanding Natural Beauty (AONB) and would adversely affect the setting of Winchester. The site was more visible from a greater number of locations than other proposed sites and it had not been identified in the Local Plan. However he acknowledged the difficulties in bringing the site identified in the Plan forward. Councillor Wagner also questioned the process by which the County Council had selected the site. He explained that the County had quoted the City Council's Report CAB1367 as supportive of the application site, but that this Report had not identified a site. Finally, Councillor Wagner highlighted the Highways Agency's concerns regarding the site's close proximity to the Junction 11 of M3 and the possibility of queues forming back onto the motorway.

During debate, Members noted that the County Council's original preferred site (Bushfield Camp) had been identified in the Local Plan. However, following public consultation, which had used an assessment matrix, the proposed application site had been selected. The proposed site was considered to be already compromised by the transportation corridor of the M3 and the railway line. The City Council's Landscape Architect had not objected to the application and Members noted that the

proposal would include significant landscaping. Members also noted that the proposed location would take traffic away from the Bushfield roundabout.

In discussing the concerns of the Highways Agency, Members noted that although formal confirmation had not yet been received, the Agency's concerns had been placated as the County had demonstrated that the internal design of the car park was unlikely to generate queuing back onto the motorway.

Following debate, the Committee agreed the amended recommendation from the Head of Planning Control that: "no objection be raised, subject to the concerns being addressed as set out in the Report and appropriate conditions being imposed."

Item 12: 4-7 Mornington Drive, Winchester – Case Number: 07/00901/FUL

Ms Stanbury (a local resident) spoke against the application and Mr Thomas (applicant's architect) and Mr Farrelly (applicant's agent) spoke in support.

Councillor Berry (a Ward Member) also spoke against the application. In summary, she explained that the narrow surrounding roads had insufficient capacity to accommodate the proposed development and visitors to the scheme were likely to park in Dean Lane. She also stated that the mass and bulk of the proposed buildings were unsympathetic to the semi-rural character of the area. Councillor Berry also raised concerns regarding the ecological survey of the site and drainage issues.

Following debate, the Committee agreed that the Planning Development Control (Viewing) Sub-Committee should visit the site and determine the application, to assess in greater detail the character of the area, its relationship with the application, and its probable effect on neighbouring properties (in particular, 3 Mornington Drive). The Sub-Committee would meet on-site at 9.30am on Thursday 19 July 2007 and determine the application at a public meeting at 11.00am on that day in the Guildhall, Winchester.

In respect of the items that were not subject to public participation, the Committee noted that Item 10 (The White Swan, Bishops Waltham) had been deferred.

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 1, planning permission be granted subject to conditions as set out in the Schedule, which includes the removal of permitted development rights regarding gates and fences around the swimming pool.

3. That, in respect of Item 9, the application be deferred to gather further information regarding whether the proposed silos would increase the site's capacity to process milk, what products would be produced and how this would affect neighbouring properties – particularly in regard to smells and the treatment of effluent.

4. That, in respect of Item 11, no objection be raised, subject to the concerns being addressed as set out in the Report and, where appropriate, conditions be placed.

5. That, in respect of Item 12, the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee to be held on 19 July 2007, following further consideration of the character of the area, its relationship with the application, and its probable effect on neighbouring properties (in particular, 3 Morningson Drive).

3. **DEVELOPMENT AT BAR END PLAYING FIELDS, MILLAND ROAD, WINCHESTER APPLICATION W17984/03 06/03721/FUL**
(Report PDC697 refers)

The Committee considered the above Report which, in summary, sought permission to allow the applicant to immediately commence development. This was because the development was likely to suffer significant delays if the track was not laid in the coming months.

RESOLVED:

That planning permission be granted to the amended conditions and Section 106 obligations as set out in Appendix 5 of the Report.

The meeting commenced at 9.30am, adjourned between 12.30pm and 1.30pm and concluded at 4.35pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

03.07.2007

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item
01

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 change of use of the land 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.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (or any order revoking _ enacting that order with or without modification) no development permitted by Class A Part 2 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 _ to maintain a quality environment.

Informatives

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

Hampshire County Structure Plan Review: UB3; C1; C2; E6; E7
Winchester District Local Plan Review: DP3; DP4; CE5; CE6; HE16

Item
02

Parish	Wonston
Conservation Area:	
Case No:	07/01028/FUL
Ref No:	W09290/21
Date Valid:	23 April 2007
Grid Ref:	448461 139880
Team:	EAST
Case Officer:	Mrs Jill Lee
Applicant:	Mr R Van Masdijk
Proposal:	Change of use from stables to office (RESUBMISSION)
Location:	Stable Block Hunton Lane Hunton 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 use of the building shall be restricted to use as an estate office to be utilised by employees of Hunton Manor only.
Reason: To ensure that the use of the building is restricted in accordance with the terms of the application.
- 3 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 70 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 600mm in height above the level of the adjacent highway shall be permitted within the splays.
Reason: In the interests of highway safety.
- 4 The parking spaces hereby approved shall not be used for any other purpose than the parking of cars.
Reason: To ensure the provision and retention of the IN: in the interests of local amenity and highway safety.

Informatives

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

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

Hampshire County Structure Plan Review: EC3, T5, C2
Winchester District Local Plan Review: DP3, CE17,

Item	Parish	Kings Worthy
03	Conservation Area:	Abbots Worthy Conservation Area
	Case No:	06/03724/FUL
	Ref No:	W19885/06
	Date Valid:	22 December 2006
	Grid Ref:	449717 132804
	Team:	EAST Case Officer: Ms Nichola Whitehead
	Applicant:	Mr M Oakley
	Proposal:	(Amended Plans) Demolition of existing bungalow; erection of 1 no. four bedroom and 2 no. two bedroom dwellings with associated parking and landscaping (RESUBMISSION)
	Location:	3 Park Lane Abbots Worthy Winchester Hampshire SO21 1DT
	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 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, F of Part 1, and Class A of Part 2, 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.

- 3 Drainage plans to protect public sewers prior to commencement

Reason: To protect the existing sewer system

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

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

- 5 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material.

Reason: In the interests of highway safety.

- 6 Nothing over 0.6 metres in height above the level of the carriageway shall be erected or permitted to remain on the land hatched green on the approved plans.

Reason: In the interests of highway safety.

- 7 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

Reason: In the interests of highway safety.

- 8 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.

- 9 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:

Soft landscape details shall include the following as relevant:

- planting plans:
- 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.

- 10 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.

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

- 12 Before development commences details of provision for secure cycle parking for the residential units together with provision for refuse storage shall be forwarded to the Local Planning Authority for approval. Development shall be carried out in accordance with the approved details before the development is occupied and retained thereafter.

Reason: To ensure the provision and retention of secure cycle storage facilities and refuse storage facilities in the interests of local amenity and highway safety

- 13 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.

- 14 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 Kevin Cloud on 01962 848317

Reason: To protect the trees which form an important part of the amenity of the area during construction.

Informatives

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

Hampshire County Structure Plan Review: UB3, E16, C1, C2, H10, H7, R2
Winchester District Local Plan Proposals: DP.1, DP.3, DP.5, HE.4, HE.5, HE.6, HE.7, HE.8,
H.4, H.7, RT.4

- 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 Waters Network Development Team (Waste Water) based in Otterbourne, Hampshire or www.southernwater.co.uk

A formal application for connection to the water supply is required in order to service this development. Please contact Southern Waters Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk

Item
04

Parish	Kings Worthy
Conservation Area:	Abbots Worthy Conservation Area
Case No:	07/00041/LBC
Ref No:	W19885/07LBCA
Date Valid:	19 January 2007
Grid Ref:	449717 132804
Team:	EAST
Applicant:	Mr M Oakley
Proposal:	Demolition of building
Location:	3 Park Lane Abbots Worthy Winchester Hampshire SO21 1DT
Recommendation:	PER
	Case Officer: Ms Nichola Whitehead

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

- 2 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides (and the redevelopment shall be commenced within 1 month following the completion of the demolition).

Reason: To prevent the premature demolition of the building and the creation of a "gap site" which will be prejudicial to the amenities of the Conservation Area and to accord with paragraph 4.29 of PPG15.

Informatives

- 1 This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan

set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3, E16
Winchester District Local Plan Proposals: DP.3, HE.7

Item
05

Parish	Exton
Conservation Area:	
Case No:	07/00893/FUL
Ref No:	W19413/04
Date Valid:	5 April 2007
Grid Ref:	460938 120683
Team:	EAST Case Officer: Ms Nichola Whitehead
Applicant:	Mr And Mrs Gardner
Proposal:	Erection of a four bed agricultural dwelling
Location:	Exton Farm Allens Farm Lane Exton Southampton Hampshire SO32 3NW
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 occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person, and to any resident dependants.

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

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E, F of Part 1 and Class A of Part 2 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.

- 4 A detailed drainage layout, long sections and specification for the foul and surface water sewers, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

NOTE: Entering into an Agreement with Southern Water Services Ltd under Section 104 Water Industry Act 1991 shall be deemed to satisfy this condition.

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

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

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

- 6 The existing temporary dwelling on the site shall be demolished and all resultant materials removed from the site prior to occupation of the permanent dwelling.

Reason: To safeguard the amenity of the locality.

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

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- car parking layout:
- hard surfacing materials:
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

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

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:

- 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:

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

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 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 for the removal of any earth produced as a result of alterations to land levels shall be submitted and approved in writing by the Local Planning Authority prior to commencement of work on site. All works shall be carried out in accordance with the approved details

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

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

- 13 Details of any external lighting to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the development. The lighting shall be installed, operated and maintained in accordance with the approved scheme. No other external lighting except that approved shall be erected on site unless otherwise agreed in writing by the Local Planning Authority.

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

- 14 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.

- 15 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 Kevin Cloud on 01962 848317.

Reason: To protect the trees which form an important part of the amenity of the area during construction.

- 16 No domestic storage or residential paraphernalia shall be sited outside of the residential curtilage as defined on the approved plans.

Reason: To define the consent and in the interest of the visual amenity of the AONB

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, H10, R2, C1, C2, E6, E7
Winchester District Local Plan Review 2006: DP3, DP4, CE5, CE6, CE20, RT4

Item

06

Parish	Otterbourne
Conservation Area:	
Case No:	07/00904/FUL
Ref No:	W20061/01
Date Valid:	19 April 2007
Grid Ref:	445779 121811
Team:	WEST Case Officer: Lisa Booth
Applicant:	Mrs Kerry Tyrrell And Mrs Mary Brown
Proposal:	-Change of use of land to equestrian usage (RETROSPECTIVE) (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
Location:	Himoon Stables Grange Drive Otterbourne Winchester Hampshire SO21 2HZ
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

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

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

Informatives

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

Hampshire County Structure Plan Review: C1, C2, R3, T1 & T2.
Winchester District Local Plan Review: RT11, CE5, CE28 & T1.

- 3 The permission hereby granted only authorises the use of the land for private purposes and a further grant of permission would be required for any DIY livery, commercial riding, breeding or training purposes.
- 4 The applicant is advised that vehicles accessing the site via a public footpath should give way to public users at all times. It is an offence to drive over a public footpath or bridleway without lawful authority. The applicants should satisfy themselves that they have authority, having been granted permission extends to any additional development.
- 5 It is not permitted to ride a horse on a public footpath without permission of the land owner. Hampshire County Council would seek reparation for any surface damage caused to a footpath as a result of use by horses. The applicants attention is drawn to the fact that other public rights of way in the vicinity are predominately public footpaths. It is an offence to take a horse along any of these public footpaths unless private landowner rights are being exercised.

Item
07

Parish	Upham
Conservation Area:	
Case No:	07/00702/FUL
Ref No:	W06813/08
Date Valid:	2 April 2007
Grid Ref:	453832 120591
Team:	WEST
Case Officer:	Lisa Booth
Applicant:	Mr And Mrs P Dukes
Proposal:	Two storey side extension and alterations to existing elevations and demolition of existing garage and outbuilding
Location:	Little Croft Church Street Upham Southampton Hampshire SO32 1JH
Recommendation:	REF

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

Conditions/Reasons

- 1 The proposed development is contrary to Policies UB3, C1, C2 and E16 of the Hampshire County Structure Plan Review and policies DP3, HE4, HE5, HE14, HE16 and CE23 of the Winchester District Local Plan Review in that the proposed development would by reason of its size, siting and design seriously harm:-
 - i) the character and appearance of Upham Conservation Area;
 - ii) result in increased visual intrusion within this area of countryside;
 - iii) and would adversely affect the character of this Grade II listed building; and,
 - iv) adversely affect the setting of the adjacent building(s) which is/are listed as being of special architectural or historic interest.

Informatives

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

Hampshire County Structure Plan Review: UB3, E16, C1, C2

Winchester District Local Plan Review Proposals: DP3, HE4, HE5, HE14, HE16, CE23

Item
08

Parish	Upham
Conservation Area:	
Case No:	07/00700/LIS
Ref No:	W06813/09LB
Date Valid:	2 April 2007
Grid Ref:	453832 120591
Team:	WEST
Case Officer:	Lisa Booth
Applicant:	Mr And Mrs P Dukes
Proposal:	Two storey side extension and external and internal alterations to provide kitchen and dinning area and bedroom with en-suite, demolition of existing garage and outbuilding
Location:	Little Croft Church Street Upham Southampton Hampshire SO32 1JH
Recommendation:	REF

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

Conditions/Reasons

- 1 The proposed development is contrary to Policies UB3 and E16 of the Hampshire County Structure Plan Review and policies DP3, HE14, HE16 of the Winchester District Local Plan Review in that:-
 - (i) The proposed extension by reason of its size of footprint, volume and detailed design, would detract from the architectural/historic interest of the existing building.

Informatives

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

Hampshire County Structure Plan Review: UB3, E16, C1, C2
Winchester District Local Plan Review Proposals: DP3, HE14, HE16, CE23

Item
09

Parish	Swanmore
Conservation Area:	
Case No:	07/00908/FUL
Ref No:	W14766/05
Date Valid:	23 April 2007
Grid Ref:	458327 114458
Team:	WEST
Case Officer:	Lorna Hutchings
Applicant:	Watson Dairies Ltd
Proposal:	Installation of 2 no. milk silos
Location:	Hawks Nest Farm Bishops Wood Road Mislingford Fareham Hampshire PO17 5AS
Recommendation:	DEFE

DEFERRED

Conditions/Reasons

Item	Parish	Compton And Shawford
11	Conservation Area:	
	Case No:	07/00997/HCS
	Ref No:	W20607
	Date Valid:	19 April 2007
	Grid Ref:	447196 126165
	Team:	WEST
	Case Officer:	Lorna Hutchings
	Applicant:	Hampshire County Council
	Proposal:	Construction of 864 space Park and Ride car park with central amenities building, landscaping, planting and earth bunds at Itchen Farm site (also known locally as the Tarmac site) adjacent to junction 11 of M3 motorway, main vehicle access via fourth arm off the Hockley Link roundabout with secondary bus only access off Otterbourne Road (THIS APPLICATION WILL BE DETERMINED BY HAMPSHIRE COUNTY COUNCIL)
	Location:	South Winchester Park And Ride Site Otterbourne Road Compton Hampshire
	Recommendation:	NOOBJ

NO OBJECTIONS BE RAISED SUBJECT TO THE FOLLOWING CONCERNS BEING ADDRESSED AND WHERE APPROPRIATE CONDITIONS BEING IMPOSED.

Conditions/Reasons

- Immediate and long term retention and management proposals required for Beech tree avenue alongside Otterbourne Road including clarification regarding intended tree works and treatment of area beneath the tree canopies.
- Advise reinstating the hedgerow, mainly thorn, along the entire length of the western boundary.
- Planting proposals: Shrub planting to rear of amenity building (K) and trees may need to be replaced with low groundcover only or grass to maintain visibility at rear of building both for individuals using facility and for CCTV coverage. Rabbit proof protection required for all main planting areas and trees. Spindle may not be appropriate in car park area as seeds are toxic.
- CCTV and lighting: Locations of columns and extent of visibility required needs to be coordinated with planting scheme to ensure there is no conflict especially as planting matures, resulting in cutting back or removal of planting. This applies to location of specimen trees and shrub underplanting within car park (G,H,I,J,K and L).
- Main bund: a level area along the top of bund would ensure a more natural profile and better establishment of planting. More gradual marrying in of slopes with surrounds at end of bund would also help.
- Grassed areas: a two tier grass cutting regime may be necessary to encourage a natural appearance and higher biodiversity. This may be achieved by high frequency cutting within the main parking area and as a margin adjacent roads/paths with a yearly cut elsewhere (as with St Catherines Park and Ride).

Preventing unauthorised access to the site needs to be designed in to the proposals.

Item

12

Parish Winchester Town

Conservation Area:

Case No: 07/00901/FUL

Ref No: W20449/01

Date Valid: 10 April 2007

Grid Ref: 446099 130669

Team: EAST **Case Officer:** Mr Robert Ainslie

Applicant: Mr Simon Moorman

Proposal: (AMENDED PLANS) Residential redevelopment following demolition of 4 - 7 Mornington Drive for 14 no. dwellings, associated garages/parking and landscaping (RESUBMISSION)

Location: 4 - 7 Mornington Drive Winchester Hampshire

Recommendation: DVS

DEFERRED FOR VIEWING SUB COMMITTEE ON 19TH JULY.
