

PLANNING DEVELOPMENT CONTROL COMMITTEE

23 August 2007

Attendance:

Councillors:

Jeffs (Chairman) (P)

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

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

Deputy Members

Councillor Godfrey (Standing Deputy for Councillor Huxstep)

Others in attendance who addressed the meeting:

Councillors Beveridge, Higgins, Tait and Wagner

Others in attendance who did not address the meeting:

Councillors Berry and Bell

1. **APOLOGIES**

Apologies were received from Councillor Huxstep.

2. **DEVELOPMENT CONTROL SCHEDULE**

(Report PDC709 refers)

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

By way of personal explanation, Councillor Godfrey drew attention to Item 1, where his involvement as a Ward Councillor and his opposition to the earlier application risked the perception of predetermination. He therefore sat apart from the Committee on this item, spoke as a Ward Member only and did not vote thereon.

Councillor Jeffs declared a personal and prejudicial interest in respect of Item 5 as he knew the applicant (Councillor Hollingbery) as a fellow Ward Member, colleague and friend. Councillor Jeffs therefore left the room and took no part in the debate on that item.

Councillor Ruffell declared a personal and prejudicial interest in respect of Item 1 as he knew the director of Heritage Residential (the applicant) and he left the room and took no part in the debate on that item.

Councillor Saunders declared a personal (but no prejudicial) interest in respect of Item 5 as she knew the applicant (Councillor Hollingbery) personally and not just as a colleague. However she did not consider their relationship sufficient to prejudice her decision on the application and she therefore spoke and voted thereon.

By way of personal explanation, Councillor Sutton drew attention to Item 3, where her involvement as a Ward Councillor and her support of the application risked the perception of predetermination. She therefore sat apart from the Committee on this item, spoke as a Ward Member only and did not vote thereon.

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

Item 1: Downlands Estate Development, Downlands Way, South Wonston - Case Number: 07/01417/OUT

Mr Guy (a local resident), Mr Selby (South Wonston Parish Council) and Councillor Godfrey (a Ward Member) spoke against the application and Mr Sturt (applicant's agent) spoke in support.

Councillor Godfrey explained that he considered the current application an improvement over the previous application, in terms of the increased permeability offered by the new footpath, the change to the flats, the mix of housing and the slight reduction in the buildings' height. However, he retained significant concerns regarding the proposals, including the height of the two-and-a-half storey buildings, which he considered to be out of context with the wider area and could set an undesirable precedent. He also commented on the sensitivity of the site, given its location on a ridge in the South Downs, which afforded important views to and from the site.

Councillor Godfrey also raised concerns regarding the proposed access from Ox Drove and highlighted the objection received on this issue from the County Council's Rights of Way Officer. In addition, he raised traffic concerns related to safety, congestion (especially given the nearby nursery) and parking on Downlands Way, and he expressed his regret at the loss of the developer's highways contribution. He concluded that, if the Committee was minded to approve the application, further conditions should be added to resolve the access issues from Ox Drove and that construction traffic should be prevented from using this lane during development.

In response the Head of Planning Control explained that, following a traffic survey, highways officers had raised no objection to the application and that it was not possible to include a further planning condition restricting construction traffic.

During debate, the Committee considered photographs of the site taken from long distances with reference to the heights of the proposed buildings, but noted that the existing houses were not particularly evident. They further noted the situation reported regarding access to the Ox Drove. With regard to the on-site location of the affordable housing, the Head of Planning Control agreed to consult Ward Members and the Parish Council.

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

Item 2: 10a Stoney Lane, Winchester – Case Number: 07/00950/FUL

Mr George (representing Mrs Rogers of 10 Stoney Lane) spoke against the application and Ms Keningley (applicant's agent) spoke in support.

The Committee noted Ms Keningley's comments that the proposed buildings would be constructed from high quality, traditional materials with good quality brick and plain clay tiled roofs. Members also noted that, subsequent to the publication of the Report, Natural England had withdrawn their objection having taken account of the results of further on-site studies.

Following debate, the Committee agreed to grant planning permission for the reasons, and subject to the conditions, as set out in the Report. In addition to these conditions, the Committee agreed to delegate to the Head of Planning (in consultation with the Chairman) authority to include further conditions requiring the applicant to submit details regarding the management and maintenance of the common areas within the scheme and a condition that the sill height of the proposed velux/roof windows be at least 1.6 metres to prevent overlooking.

Item 3: The Coach House, Portsmouth Road, Fishers Pond – Case Number: 07/01145/FUL

Councillors Sutton and Wagner (as Ward Members) spoke in support of the application.

In summary, Councillor Sutton explained that the personal circumstances of the applicants were so unusual and unique that a departure from policy would not set a precedent. She added that one of the overall aims of the Local Plan was to meet the needs of all sections of the community. In highlighting the agencies that also supported the application, she advised the Committee of the considerable costs to the public purse in replicating the disabled facilities that were available to Mr Price at the annexe, which would be needed if the application were not approved.

Councillor Wagner explained that, as there were other examples of the Council removing occupancy conditions to properties in the countryside, the unique circumstances of this particular application merited the departure from policy sought by the applicant. He added that the dwelling had already been constructed and therefore, if granted, the application would not materially harm the area.

Following debate, the Committee approved the application, principally because Members considered that the circumstances of the applicant (as set out in the Report) were exceptional and that the harm caused by the departure of policy in this instance would be minimal. The Committee agreed to delegate to Head of Planning (in consultation with the Chairman) authority to finalise detailed reasons for approval based on the above.

Item 4: 22 Quarry Road, Winchester – Case Number: 07/00359/FUL

Ms Gefferys (on behalf of the St Giles Hill Residents' Association) spoke against the application and Ms Hauser (on behalf of the applicant) spoke in support.

Councillor Higgins (a Ward Member) also spoke against the application. In summary, he stated that the proposed apartments were positioned lower down the hill than the surrounding properties on Petersfield Road and that the scale of the building was overbearing. He also explained that the apartments would provide no off-street

parking and, given its location some distance from the town centre and the lack of public transport, the new residents were likely to create and suffer from parking problems on the surrounding narrow streets. This was likely to increase pressure for an expansion of the controlled parking zone near the application site. Councillor Higgins also commented on the loss of trees which the application proposed.

Following debate, the Committee considered that the height, scale, bulk and massing of the apartment block fronting onto Petersfield Road was out of character with existing development in the area. In addition, the lack of car parking proposed for the apartment block and the site's location (some distance from the town centre and up a steep hill) would be sufficiently unsustainable that most residents would require parking for their private cars. Therefore, the Committee agreed to refuse planning permission and delegated authority to the Head of Planning (in consultation with the Chairman) to finalise the detailed wording of the reasons for refusal.

The following item was not subject to public participation.

Item 5: The Weir House, Abbotstone Road, Old Alresford – Case Number: 07/00359/FUL

Following debate, the Committee approved the application for the reasons, and subject to conditions, as set out in the Report. In addition to these, the Committee agreed to delegate to the Head of Planning (in consultation with the Chairman) authority to amend the Conditions, to prevent the future use of the application as a separate unit of accommodation.

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, and that authority be delegated to the Head of Planning (in consultation with the Chairman) to include further conditions requiring the applicant to submit details regarding the management and maintenance of the common areas within the scheme, and a condition that the sill height of the proposed velux/roof windows be at least 1.6 metres to prevent overlooking.

3. That, in respect of Item 3, the application be granted, with authority delegated to the Head of Planning (in consultation with the Chairman) to set out detailed reasons for approval, based on the exceptional circumstances of the applicant and because the harm derived from the departure of policy in this instance would be minimal.

4. That, in respect of Item 4, the application be refused with authority delegated to the Head of Planning (in consultation with the Chairman) to set out detailed reasons for refusal based on the mass and bulk of the apartment block and the lack of car parking provision.

5. That, in respect of Item 5, planning permission be granted subject to conditions as set out in the Schedule, and that authority be delegated to the Head of Planning (in consultation with the Chairman) to

include an additional condition to prevent the future use of the application as a separate unit of accommodation.

3. **CONFIRMATION OF TREE PRESERVATION ORDER 1902, LAND ADJACENT TO KERRFIELD, MELBERRY LODGE AND SLEEPERS HILL, WINCHESTER**
(Report PDC708 refers)

Mr Evins spoke in support of the recommendation to confirm the Order as a local resident and on behalf of 21 other residents adjacent to the site. Councillors Beveridge and Tait (as Ward Members) also spoke in support of the Order.

In summary, both Councillors supported the Order as it would protect an area of woodland which was important to the town.

Following debate, the Committee agreed to grant the Order for the reasons set out in the Report.

RESOLVED:

1. That, having taken into account the representations received, TPO 1902 be confirmed with an amendment to the south western boundary.
2. That TPO 1893 be revoked.

The meeting commenced at 9.30am, adjourned between 12.40pm and 1.30pm and concluded at 4.35pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

23.08.2007

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item

1

Parish	South Wonston
Conservation Area:	
Case No:	07/01417/OUT
Ref No:	W00683/24
Date Valid:	6 June 2007
Grid Ref:	446741 135708
Team:	EAST
Case Officer:	Mr Tom Patchell
Applicant:	Mr And Mrs P Ward And Heritage Residential
Proposal:	35 Dwellings (comprising five 1-bed, thirteen 2-bed, fourteen 3-bed and three 4-bed dwellings) with associated access; hard and soft landscaping (RESUBMISSION)
Location:	Downlands Estate Development, Downlands Way, South Wonston, Hampshire
Recommendation:	PER

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S) AND THE APPLICANT ENTERING INTO A LEGAL AGREEMENT TO SECURE:

- Affordable housing - 10 units to be provided on-site, in a location to be agreed with the Housing Strategy and Development Manager.
- Financial contribution equivalent to 0.5 of a dwelling (residual affordable housing payment)
- Public open space contributions: £30,535
- The dedication of public access over the footpath and cycle access route proposed through the site, including public access to the Ox Drove and Downs Road.
- The setting up of a management company to undertake the maintenance of the unadopted common areas comprising the access roads and footpaths, parking areas and garage forecourt, and the areas of amenity planting and public open space;
- The provision of a returnable bond to the value of £27,681.60 to cover the works to the communal open space in the event of the developer failing to satisfactorily undertake the work.
- The provision for the laying out and maintenance of public open space and play equipment.

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

Conditions/Reasons

- 1 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.

- 2 Landscape considerations including:
- (i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;
 - (ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
 - (iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

The details of materials/treatment to be used for hard surfacing.

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

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 provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.

The provision to be made for the storage and disposal of refuse.

The provision to be made for the parking, turning, loading and unloading of vehicles.

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.

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 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 before each house is occupied.

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

4 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 and E of Part 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.

5 The garages hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

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

6 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:

- means of enclosure, including any retaining structures:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):

Soft landscape details shall include the following as relevant:

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

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

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.

8 No development shall take place until a schedule of landscape maintenance for a minimum period of years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

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

Reason: In the interests of highway safety.

10 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for their permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

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

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, H1, H2, H7, H8, T4, T5, T6, E1, E4, E6, E8, E12, E13, E14 and R2

Winchester District Local Plan Review Proposals: DP.1, DP.3, DP.4, DP.5, DP.6, DP.10, CE.10, HE.1, HE.2, H.1, H.3, H.5, H.7, RT.4, T.1, T.2, T.3, T.4 and T.5

3 All works including demolition and construction should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4 No materials should be burnt on site. Where allegations of statutory nuisance are sustained by the Environmental Health and Housing Department, and Abatement Notice may be served under the Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Item

2

Parish	Winchester Town
Conservation Area:	
Case No:	07/00950/FUL
Ref No:	W15838/01
Date Valid:	23 April 2007
Grid Ref:	447308 130983
Team:	EAST
Applicant:	Drew Smith Homes Ltd
Proposal:	Erection of 5 no. 2 bed and 5 no. 3 bed dwellings
Location:	10A Stoney Lane, Winchester, Hampshire, SO22 6DN
Recommendation:	PER
Case Officer:	Mr Tom Patchell

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S) SUBJECT TO SECURING:

Public Open Space contribution of £22,510
Highways Contribution of £30,000

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

Conditions/Reasons

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

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

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

3 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.

4 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.

5 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 15.0 metres from the highway boundary.

Reason: In the interests of highway safety.

6 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.

7 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 parking spaces in the interests of local amenity and highway safety.

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 development permitted by Classes A, B, C, D, E and F of Part 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.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with

or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the west elevations of plots 1, 2, 3 and 4 and the east elevations of plots 5, 6, 7, 8, 9 and 10 of the dwellings hereby permitted.

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

10 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.

11 The existing trees shown as being retained on the approved plan shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing in accordance with BS 5837 with details to be submitted to and agreed in writing with the Local Planning Authority.

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

12 Before any development pursuant to this permission is commenced, details of measures to be adopted by the applicant or any other party becoming responsible for the development, for the management and maintenance of the un-adopted common areas, comprising the shared access and court area, the areas of amenity planting, including retained trees and public open space; shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that satisfactory future arrangements for the maintenance of the common parts of the development are secured in the interests of good planning and the amenities of future residents, since the development is not to be adopted by the local authority.

13 The proposed rooflights, wherever shown on the plans hereby approved, shall, notwithstanding the details shown on such plans, be set at a sill height from floor level of 1.60 metres.

Reason: To minimise any overlooking of the neighbouring properties.

Informatives

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

Purchase Act 2004, planning permission should therefore be granted.

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

Hampshire County Structure Plan Review: UB3, H1, H2, H7, T4, T5, T6, E4, E6, E8, and R2
Winchester District Local Plan Proposals: DP.1, DP.3, DP.4, DP.6, DP.10, H.1, H.3, H.5,
RT.4, T.1, T.2, T.3, T.4 and T.5

3 The applicant is advised that a licence will be required to carry out highway works.
Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23
9NP. (Telephone: 01962 892850).

Item	Parish	Colden Common
3	Conservation Area:	
	Case No:	07/01145/FUL
	Ref No:	W03507/18
	Date Valid:	4 May 2007
	Grid Ref:	448956 120904
	Team:	EAST Case Officer: Mr Nick Fisher
	Applicant:	Mr D Price
	Proposal:	Relief of condition no. 4 of W03507/15 (occupancy condition) (RESUBMISSION)
	Location:	The Coach House, Portsmouth Road, Fishers Pond, Eastleigh, Hampshire, SO50 7HF
	Recommendation:	PER

APPROVED (NO CONDITIONS):

Item	Parish	Winchester Town
04	Conservation Area:	
	Case No:	07/00359/FUL
	Ref No:	W10350/07
	Date Valid:	6 March 2007
	Grid Ref:	449087 129103
	Team:	EAST Case Officer: Mrs Julie Pinnock
	Applicant:	Abbotswood Properties Ltd
	Proposal:	Erection of 2 no. detached houses, associated parking and new vehicular access onto Quarry Road, erection of flat building comprising 2 no one bedroom units, 4 no. two bedroom units and pedestrian access onto Petersfield Road
	Location:	22 Quarry Road Winchester Hampshire SO23 0JG
	Recommendation:	REF

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

Detailed reasons for refusal delegated to Director of Operations and Chairman of PDC -
relating to overdevelopment (apartment block) and lack of parking in an unsustainable
location.

Conditions/Reasons

1 The proposed development does not make any provision for the parking of vehicles to serve the 6 flats to the south of the site onto Petersfield Road. Consequently the proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic, and thereby add to the hazards of road users at this point. Given the sites location outside the defined town centre boundary of Winchester, it is considered that the proposal should provide parking provision to meet the current standards contained in the Hampshire Parking Strategy and Standards 2001. The proposal is therefore contrary to policy T2 of the Hampshire County Structure Plan Review and policies W.7 and T.4 of the Winchester District Local Plan Review .

2 The proposed development is contrary to policies UB3 and E16 of the Hampshire County Structure Plan Review and policies W.1, DP.1, DP.3, and DP.4 of the Winchester District Local Plan Review, and supplementary planning guidance contained in the St Giles Hill Neighbourhood Design Statement , in that the block of flats to the south of the site, by reason of its height, scale, bulk and mass, will be a visually dominant feature which does not respond sympathetically to the character, appearance and variety of the local environment in public views

3 The proposal is contrary to Policy R2 of the Hampshire County Structure Plan Review and policy RT.4 of the Winchester District Local Plan Review in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would not provide a satisfactory level of amenity for the occupiers of the units.

Informatives

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

Hampshire County Structure Plan Review: UB3, H1, H2, H7, T4, T5, T6, E4, E6, E8, R2
Winchester District Local Plan Review: DP.1, DP.3, DP.4, DP.6, DP.10, H.1, H.3, H.5, RT.4, T.1, T.2, T.3, T.4 and T.5

Item

5

Parish	Old Alresford
Conservation Area:	
Case No:	07/01506/FUL
Ref No:	W14303/09
Date Valid:	15 June 2007
Grid Ref:	458715 133186
Team:	EAST
Applicant:	Mr G Hollingbery
Proposal:	Replacement detached garage / outbuilding to include hobby room and domestic store
Location:	The Weir House, Abbotstone Road, Old Alresford, Hampshire, SO24 9DG
Recommendation:	PER

Case Officer: Mr Robert Ainslie

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Details of the roof tiles shall include the source of the reclaimed tiles.

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

3 The outbuilding hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes and purposes incidental to the enjoyment of the main dwellinghouse, and shall not, at any time, be used as a separate unit of accommodation.

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

4 No equipment, materials or machinery shall be stored within the SSSI/SAC/SPA or within 5 metres of the waters edge but shall be stored within the curtilage of the property during the demolition of the existing building and construction of the approved building.

Reason: In order to protect the SSSI/SAC/SPA

5 The rooflights shall be conservation type rooflights, the details of which shall be forwarded to the Local Planning Authority for approval prior to the commencement of development.

Reason: In the interests of the preservation and character of the conservation area.

Informatives

1 This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: UB3, C1, E10, E12, E16

Winchester District Local Plan Review: DP3, DP4, CE5, CE7, CE8, CE9, HE4, HE5, HE6, HE7, HE8

3 It should be noted that many old buildings contain potential roosts sites for bats and barn owls, and if present the proposed development may have an impact on them. Bats and their roosts are fully protected under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c.) Regulations 1994, and barn owls are listed on Schedule 1 of the Wildlife and Countryside Act 1981.

The applicants are advised that planning permission does not absolve them from complying with the relevant law, including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of the Circular 06/2005.

The applicant is advised that should protected species be discovered at any stage during the works, all work should stop immediately and Natural England contacted for further advice.

4 The applicant is advised that all those involved with the works should be informed of the status and legal obligations attached to the designation of the land and where the boundary of the protected area is.
