

PLANNING DEVELOPMENT CONTROL COMMITTEE

13 November 2008

Attendance:

Councillors:

Jefferies (Chairman) (P)

Barratt (P)

Baxter (P)

Busher (P)

Fall (P)

Huxstep (P)

Johnston

Lipscomb (P)

Pearce (P)

Ruffell (P)

Tait (P)

Deputy Members:

Councillor Thompson (Standing Deputy for Councillor Johnston)

Others in attendance who addressed the meeting:

Councillors Beckett and Higgins

Others in attendance who did not address the meeting:

Councillor Allgood

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 23 October 2008 be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

(Report [PDC773](#) refers)

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Item 2 as he was a member of the Council of the City of Winchester Trust, which had commented on the application. However, he had taken no part in the Trust's consideration of the item and he spoke and voted thereon.

Councillor Busher declared a personal and prejudicial interest in respect of Item 6, as the applicant was a close associate. She therefore withdrew from the room during consideration of this item.

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

Item 1: Milesdown, Northbrook Avenue, Winchester – Case Number 08/02021/FUL

The Head of Planning Control updated the Committee, that since publication of the Report, amendments had been made to the wording of planning obligations. This would replace the existing Condition 25 in the Report and read as follows:

‘The principle occupation of the dwellings hereby permitted shall be limited to persons over 55 years of age or the spouse, partner or dependent of, or one person providing care for the principal occupier or the widow or widower of the principal occupier having resided with the principal occupier in a property on the development at the date of death of such occupier’.

Additional new Conditions 26 – 30 would also ensure the privacy of the occupiers of an adjacent property, by limiting the sill height of roof lights in units 7 and 8 of the development and also to provide further detail of a landscaping plan and protection of trees.

The Head of Planning Control also advised that, since publication of the Report, an additional letter had been received from the occupiers of Brambles, a neighbouring property. In summary, this detailed their concerns of overlooking and had been placed on the case file.

Mr Lister (a local resident living adjacent to the development at Dedham House) and Councillor Higgins (a Ward Member) spoke against the application and Mr Thompson (applicant) spoke in support.

In summary, Councillor Higgins stated that, although this application was an improvement on previous applications at the site, he still had several concerns. In particular, he referred to the applicant’s assessment of traffic movements at the new development. Councillor Higgins stated that there would be considerably more trips to the site than for its previous use (a Children’s Home, for which he had direct experience, as he was a manager of a similar establishment). In addition, the new access to the development from Barings Road would only benefit the new occupiers whilst inconveniencing existing residents, in particular Dedham House, which- was adjacent to the proposed new access route and ramp to the underground car park. Furthermore, Councillor Higgins maintained that the new occupiers were unlikely to have their main vehicular access and egress from the site via Baring Road and Alresford Road, due to the poor condition of Baring Road in its existing unadopted state. Therefore, he suggested that the main vehicular access to the development and its underground car park should be via the proposed secondary driveway and existing main access route, off Northbrook Avenue. This was likely to require less hard standing and consequently less potential for excessive runoff.

Responding to comments raised, the Head of Planning Control drew attention to an important protected tree within the site that was likely to be compromised, should the main vehicular access be through the site via Northbrook Avenue.

During debate, the Committee agreed to amend Condition 12 to include reference to a requirement for timber windows and doors and various other details of the elevations (with detailed wording delegated to the Head of Planning Control in consultation with the Chairman).

At conclusion of debate, the Committee agreed to grant planning permission for the reasons and subject to the conditions as set out in the Report and as amended above.

Item 2: Pilot Clothing Ltd, Chilcomb Lane, Chilcomb – Case Number 08/01779/OUT

Councillor Beckett (in his capacity as Portfolio Holder with responsibility for Economy and Tourism) and Mr O'Donovan (agent) spoke in support of the application.

In summary, Councillor Beckett advised that the application accorded with the Council's objectives to support economic prosperity. He stated that in the current challenging economic climate, such proposals should be supported, especially as there was demand from high-tech industries for similar facilities within the Winchester District. Councillor Beckett acknowledged the comments of the Area of Outstanding Natural Beauty (AONB) Officer. However, as the site had a history of similar industrial use and was currently an eyesore, it would be preferable to improve this site, rather than redeveloping other green-field areas. Furthermore, he considered the development was highly sustainable and represented an imaginative use of the site.

During discussion, the Head of Planning Control reminded the Committee that the application was for outline permission only. Therefore, access, siting and scale could only be considered at this stage and appearance and landscaping would be submitted later as reserved matters. Given the fact that much of what had been submitted was for illustrative purposes only, officers could not give Members an assurance that a satisfactory design and landscaping scheme (and its management) could be secured at reserved matters stage.

The Head of Planning Control drew attention to the applicant's suggestion that landscaping matters and the detailed design of the building could be incorporated within the design and access statements, with a condition that the reserved matters complied with this. However, he reminded Members that more information relating to landscaping and design was required and further consultation. Therefore it was suggested that, should the Committee be minded to agree to this approach, the outline proposal under consideration could be deferred to allow this to take place.

At conclusion of debate, the Committee agreed to the approach set out above and deferred consideration of the application to a future meeting.

Item 4: Little Denmead Farm, Broadway Lane, Denmead, - Case Number 08/02058/FUL

The Head of Planning Control updated the Committee that, since publication of the Report, it had been noted that the site was not within the South Downs Area of Outstanding Natural Beauty, as it was located to the east of Old Mill Lane that formed the boundary of the AONB. Therefore, the recommended reason for refusal had been amended as follows:

‘The proposed development is contrary to Policy CE.19 of the Winchester District Local Plan Review, in that it would result in a residential mobile home within the countryside for which there is no overriding justification’.

The Head of Planning Control also drew attention to further representations from Councillor Stallard (a Ward Member) in support of the application, which had been placed on the case file.

Mrs Hull (Denmead Parish Council), Mr Harris (agent) and Councillor Coates (in his capacity as Portfolio Holder for Housing and also as a neighbouring Ward Councillor) spoke in support.

In summary, Councillor Coates referred to the Parish Council’s unanimous support of the application and stated that he was satisfied that a genuine need for the dwelling had been identified. He also drew attention to a recent newspaper article on security in the countryside and poaching of livestock. Councillor Coates referred to the limited availability of suitable alternative accommodation in the area, which not only were located away from the livestock, but also were prohibitively expensive. He also suggested that the application to site the mobile home would have less impact in the countryside than various nearby equestrian activities.

During debate, the Committee referred to the criteria for compliance under Policy CE.19. The Council’s Agricultural Consultants (Bruton Knowles) had concluded that the functional need for the mobile home to manage the herd had not been proven and that financial data had also not supported the enterprise at the site. However, the Committee disagreed and considered that the applicant had clearly demonstrated a need to live at the site and suitable accommodation was not available in the immediate locality. Furthermore, there was sufficient evidence that the business was well established.

Therefore, at the conclusion of debate, the Committee agreed that the provisions of Policy CE.19 had been met and therefore the application should be approved. In granting planning permission, the Committee agreed that it should be for a temporary period, together with conditions imposing an agricultural tie and requiring the implementation of the proposed landscaping scheme.

Item 5: Greenhill Farm, Baybridge Lane, Owslebury, – Case Number 08/02008/FUL

The Head of Planning Control updated the Committee that, since publication of the Report, Owslebury Parish Council had submitted an objection to the application and this had been placed on the case file. In summary, this detailed concerns about the mass of built form, that the proposal was out of keeping and of potential light pollution. Two additional letters of objection detailing concerns of visual intrusion had also been received and placed on the case file.

Mrs Hardman (resident) spoke against the application and Mr Buchanan (agent) spoke in support.

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

Item 6: The Plantation, Woodlands, Bramdean Common, Alresford – Case Number 08/01490/FUL

The Head of Planning Control updated the Committee that, since publication of the Report, Informative 3 had been revised to exclude the burning of manure. He also recommended an additional Informative prohibiting the keeping of non-agricultural horses on agricultural land for purposes other than grazing.

Mrs Butler (applicant) spoke in support.

At conclusion of debate, the Committee agreed to grant planning permission for the reasons, and subject to the conditions, in the Report and the Informatives as amended above.

Item 7: 10 Little Mead, Denmead – Case Number 08/02003/FUL

Councillor Allgood (a Ward Member) declared a personal and prejudicial interest, as he was a close associate of the objector, Mr Powell. Councillor Allgood therefore supported Mr Powell (although he did not address the Committee) in his presentation and then withdrew from the room during consideration of this item.

The Head of Planning Control updated the Committee that, since publication of the Report, Councillor Stallard (a Ward Member) had submitted further representations that reiterated her previous comments, as summarised in the Report. With regard to her latest representation, the Head of Planning Control advised that references to the site being in a Policy H4 (countryside) area was incorrect as Denmead was an H3 area.

Mr Powell (resident) spoke against the application.

During discussion, the Head of Planning Control demonstrated that there were similar extensions within the immediate area and that the proposed extension would appear relatively small, due to its design, from the public realm. It was therefore considered that the proposal accorded with Policy DP3, as it would not have a significant impact on the character of the area, nor on the residential amenity of neighbouring properties. Responding to questions, it was confirmed that permitted development rights were not included when consent was granted for the estate's construction in the mid 1980s.

At the conclusion of debate, the Committee considered that the application would, due to its design and scale, be overbearing and have a negative impact on the amenity of the neighbouring property and was not, therefore, in accordance with WDLP(R) policy DP3(vii). The Committee also considered that the proposals did not accord with Policy DP3(ii) (WDLP(R)) as its design and scale did not respond to the local area. The Committee agreed to refuse planning permission and delegated authority to the Head of Planning Control, in consultation with the Chairman, to agree the detailed wording of the reasons based on the comments set out above.

Item 8: Forge Cottage, 1 Winchester Road, Upham – Case Number 08/01987/FUL

The Head of Planning Control updated the Committee that, since the publication of the Report, the transport and remainder of public open space contributions had been received. Furthermore, Building Control had made no comment on the submitted surveyors report, subject to a building regulation application being submitted and the Environment Agency's approval for the discharge to the proposed treatment plant.

Mr Knappett (agent) spoke in support.

The Committee discussed the relevance of the Supplementary Planning Guidance Document (SPD) related to Policy H4, with regard to defining the appropriateness of housing development in areas of countryside. It was noted that, to be acceptable, such development should accord with all seven criteria of the SPD, including criterion 1 which related to sustainability. It was acknowledged by the Head of Planning Control that, generally, it can be quite difficult for proposals in the countryside to meet all 7 criteria. With regard to sustainability this site did not fully meet criterion 1.

Members noted that the existing building had been last used for employment purposes in the 1970s and accepted that, despite this lengthy period of time, its demolition alone did not necessarily justify granting permission for a new house in a countryside area. Furthermore, the poor condition and unattractive nature of the workshop was noted.

The Committee referred to the immediate area of the application site. Although there was a primary school in the village, it had been accepted that walking to school was not normally a safe option in countryside areas such as this (due to lack of footways, narrow lanes etc) and, as a consequence, most

children were driven. It was however noted that a walking bus operated twice a week. Furthermore, although bus services were not in accordance with the SPD (criterion 1) in terms of their frequency throughout the whole day, a limited service was in existence unlike in many other rural settlements. The close proximity of the site to the local shop on the other side of the Winchester Road was also noted.

At conclusion of debate, the Committee agreed to grant planning permission as it was satisfied that the proposal was not contrary to Policy H4 as, due to a combination of factors (proximity to the shop, walking bus to the local primary school, bus service to Winchester/Fareham), it complied with criterion 1 of the associated Supplementary Planning Guidance with regard to sustainability in its countryside location. Given the condition, appearance and apparent absence of a business use in the workshop for a number of years, the Committee considered that there was no objection to its loss in employment terms. The Committee delegated authority to the Head of Planning Control, in consultation with the Chairman, to set the detailed wording of conditions of approval related to materials in construction and sight lines etc.

The following items had no public participation:

Item 3: Rambling Renegade Ranch, Pricketts Hill, Shedfield, – Case Number 08/00843/FUL

The Head of Planning Control updated the Committee that, since publication of the Report, Hampshire Ecology had submitted observations about protected badger activity in the area, but had recommended no remedial action or conditions.

At conclusion of debate, the Committee agreed to grant planning permission for the reasons and subject to the Conditions in the Report.

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 (Pilot Clothing Ltd, Chilcomb Lane, Chilcomb), the application be deferred to a future meeting of the Committee, to allow for negotiation to take place with the applicant with regard to the inclusion of landscaping matters within the design and access statements as submitted in the outline application, with a proviso that reserved matters comply with this.

3. That, in respect of Item 4 (Little Denmead Farm, Broadway Lane, Denmead, , planning permission for a temporary period be granted and subject to conditions , imposing an agricultural tie and requiring the implementation of the proposed landscaping scheme.

4. That, in respect of Item 7 (10 Little Mead, Denmead,), planning permission be refused, with detailed reasons for refusal delegated to the Head of Planning Control, in consultation with the Chairman, based on the Committee's considerations that the application would, due to its design and scale, be overbearing and have a negative impact on the amenity of the neighbouring property. Also, that the proposals did not accord with Policy DP3(ii), as its design and scale did not respond to the local area and also Policy DP3(vii), as it would have an adverse impact on neighbouring properties and occupants.

5. That, in respect of Item 8 (Forge Cottage, 1 Winchester Road, Upham) planning permission be granted subject to conditions (detailed wording delegated to the Head of Planning Control in consultation with the Chairman) related to materials in construction and sight lines etc.

3. **MINUTES OF THE PLANNING DEVELOPMENT CONTROL (TELECOMMUNICATIONS) SUB-COMMITTEE MEETING HELD 28 OCTOBER 2008**
(Report [PDC774](#) refers)

The Committee considered the minutes of the meeting of the Planning Development Control (Telecommunications) Sub-Committee held 28 October 2008 (attached as Appendix A to these Minutes).

RESOLVED:

That, the Minutes of the Planning Development Control (Telecommunications) Sub-Committee held 28 October 2008, attached as Appendix A to these Minutes, be received.

The meeting commenced at 9.30am, adjourned for lunch between 12.40pm and 1.30pm and concluded at 4.30pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE: DEVELOPMENT CONTROL MEETING

RESOLUTION

13.11.2008

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item **Winchester Town** **Ward** **St John And All Saints**

1 **Conservation**

Area:

Case No: 08/02021/FUL

Ref No: W13723/06

Date Valid: 22 August 2008

Grid Ref: 449009 129278

Team: EAST **Case Officer:** Mrs Jill Lee

Applicant: Beechcroft Developments Ltd

Proposal: Part demolition, conversion and renovation of existing building to provide 4 no. dwellings and erection of 19 no. dwellings in three detached blocks (all for over 55's); associated parking and landscaping including reinstatement of former access(RESUBMISSION)

Location: Miles Down Northbrook Avenue Winchester Hampshire SO23 0JW

Officer PER

Recommendation:

Committee Decision:

That, provided the applicant enters into a Section 106 Agreement or submit a unilateral undertaking to provide a commuted sum of £1,332,097.00 in lieu of providing affordable housing within the application site and that the principal occupation of the dwellings hereby permitted shall be limited to persons over 55 years of age or the spouse, partner or dependant of, or one person providing care for the principal occupier or the widow or widower of the principal occupier having resided with the principal occupier in a property on the development at the date of the death of such occupier, then the application be permitted subject to the following conditions:

(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 Prior to any work commencing on site a Construction Method Statement shall be submitted to and approved in writing by the local planning authority. This statement should also include any areas off the site which may be used for storage or parking and the means of reinstatement of the land.

Reason: To ensure that the construction works are carried out in a satisfactory manner and without resulting in damage to the environment.

3 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 and amenity areas 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. Details of all works to tree on or adjacent to the site must be submitted to and approved in writing by the LPA prior to the commencement of those works. All tree surgery works shall be carried out in accordance with the relevant recommendation of BS 3998 Tree Work.

4 Prior to any work commencing on site details of the construction of the access onto Northbrook Avenue adjacent to tree T14 (Lime) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the retention and long term viability of T14 are not jeopardised by the construction of the access.

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 buildings hereby permitted are occupied. Development shall be carried out in accordance with the approved details.

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

6 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. 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.

7 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 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
 - car parking layout
 - hardsurfacing materials
 - minor artefacts and structures (eg street furniture, refuse or other storage units, signs, lighting etc)
 - retained historic landscape features and proposals for restoration
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- Soft landscape details shall include the following as relevant:
 - a planting plan
 - written specification (including cultivation and other operations associated with plant and grass establishment)
 - schedules of plants and trees including species, sizes, numbers and densities).

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

9 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has 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.

NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

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

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

11 Prior to the commencement of the development hereby approved, samples of external facing materials shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To preserve the character of the conservation area.

12 Prior to the commencement of any development on site details of all external windows and doors, (which shall be constructed of timber), eaves, fascias, bonnet hip details, chimneys, rain water goods (which shall be metal) balconies, window surrounds, dormers, lead roofs, string courses , window arches, sills and lintels at 1:10 scale shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To preserve the character of the conservation area.

13 Prior to the commencement of the development hereby approved details of the external car park access stairs and handrails shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To preserve the character of the conservation area.

14 Prior to any work commencing on site a plan showing areas currently suitable for reptile habitat shall be submitted to the Local Planning Authority. Any works of landscaping, construction or demolition within such areas shall only be carried out after a destructive search for reptiles under the supervision of an ecologist.

Reason: To ensure that any reptile species within the site are not adversely affected by the development and that suitable remediation is carried out to retain the ecological interest of the site.

15 Prior to any works on site, including works for the clearance of the site, a full report including a survey, mitigation measures and a schedule for the implementation of the mitigation regarding bats and their habitats shall be submitted to and agreed in writing by the Local Planning Authority. These mitigation measures shall be implemented in accordance with the schedule.

Note: It is an offence to carry out works which results in harm to bat populations, which are a protected species. English Nature should be contacted with regard to the production of an appropriate survey. A licence from DEFRA must be obtained and supported by an updated bat survey.

Reason: To ensure that protected species are not adversely affected by the development of the site.

16 The removal of any vegetation from the site shall be restricted to a time outside of the bird breeding season, or immediately following survey by an ecologist to ensure the absence of nesting birds.

Reason: To ensure that existing wildlife habitats within the site are not adversely affected by the development.

17 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.

18 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.

19 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 30 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.

20 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.

21 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, paths, parking areas and roadways 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.

22 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.

23 Prior to any work commencing on site details of the controlled traffic access system shall be submitted and agreed in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

Reason: In the interests of highways safety.

24 Details of the construction of the bin store shall be submitted and agreed in writing prior to any development commencing on site. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance and does not damage trees to be retained.

25 The sill height of the roof lights in units 7 and 8 shall be constructed at a minimum of 1.7 m in height and no further windows shall be provided to those units without the prior written consent of the local planning authority.

Reason: To ensure that the privacy of the occupiers of the adjacent property is not adversely affected by the development.

26 Any deviation from works prescribed or methods agreed in accordance with the arboricultural and planning integration report by Quaife Woodlands AR/166f/ci shall be agreed in writing by the Local Planning Authority.

Reason: To protect the wellbeing of the trees.

27 No development or site preparation prior to operation which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person approved as suitable by the Local Planning Authority has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural report. Where ground measure are deemed necessary to protect root protection area, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the local planning authority arboricultural officer prior to commencement of the development work.

Reason: To protect the wellbeing of the trees.

28 A protection plan detailing the protection of the soil environment for proposed tree planting should be submitted to and approved by the local planning authority prior to any demolition, construction or ground work commencing on the site. Where the soil environment cannot be protected, the protection plan will detail remediation measures to ensure a suitable planting environment.

Reason: To protect the wellbeing of the trees.

29 A method statement for the construction of the access ramp shall be submitted to and approved by the local planning authority prior to any demolition, construction or groundwork commencing on the site. The method statement shall demonstrate how the access ramp may be constructed without causing undue damage to adjacent trees.

Reason: To protect the wellbeing of the trees.

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: H8, E16.

Winchester District Local Plan Review 2006: DP3, DP4, CE10, HE4, HE5, HE8, H5, RT4, W1.

Item **Winchester Town** **Ward** **St John And All Saints**

2 **Conservation**

Area:

Case No: 08/01779/OUT

Ref No: W03887/16

Date Valid: 23 July 2008

Grid Ref: 449646 128512

Team: EAST **Case Officer:** Nick Parker

Applicant: Cavendish And Gloucester Properties

Proposal: Demolition of existing offices and warehouse and erection of business, enterprise and innovation park comprising Class B1 (b) research and development units and Class B1 (a) office units with associated car parking, hard and soft landscaping and an energy centre(OUTLINE)

Location: Pilot Clothing Ltd Chilcomb Lane Chilcomb Winchester Hampshire SO21 1HU

Officer REF

Recommendation:

Committee Decision:

DEFER FOR NEGOTIATION AND ADDITIONAL INFORMATION.

Item **Shedfield** **Ward** **Shedfield**

3 Conservation

Area:

Case No: 08/00843/FUL

Ref No: W14981/02

Date Valid: 6 May 2008

Grid Ref: 456800 112921

Team: WEST **Case Officer:** Mr James Jenkison

Applicant: Mr W Green

Proposal: Siting of mobile home for Gypsy accommodation
(RETROSPECTIVE)

Location: Rambling Renegade Ranch Pricketts Hill Shedfield
Southampton Hampshire SO32 2JW

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The site shall not be occupied by any persons other than gypsies and travellers, as defined in paragraph 15 of ODPM Circular 01/06.

Reason: The site is situated in the countryside where new residential premises are not normally permitted.

2 No more than one caravan, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on the site at any time and this shall be located in the position shown on the approved plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: To define the extent of this planning permission.

3 Within 3 months of the date of this decision a scheme for tree, hedge and shrub planting including details of species, plant sizes and proposed numbers and densities; shall be submitted to and approved in writing by the Local Planning Authority and shall include a timetable for its implementation. The landscaping approved shall be implemented in accordance with the agreed time provisions.

Reason: to improve the visual appearance of the site in order to preserve countryside amenities.

4 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

5 Before the development hereby approved is first brought into use, visibility splays of 2 metres by 39 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 1 meter in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

6 No commercial, industrial or retail activity shall take place on the site, including the storage of goods, materials or other items not ancillary to the residential use.

Reason: To protect neighbouring amenities and the character of the countryside.

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:-

Winchester District Local Plan Review 2006: CE27, DP3

Item **Denmead** **Ward** **Denmead**

4 **Conservation**

Area:

Case No: 08/02058/FUL

Ref No: W20979/01

Date Valid: 29 August 2008

Grid Ref: 466994 112938

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr P Carpenter

Proposal: Temporary siting of mobile home for agricultural worker
(RETROSPECTIVE)

Location: Little Denmead Farm Broadway Lane Denmead Waterlooville
Hampshire PO8 0SL

Officer REF

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The permission hereby granted shall be for a limited period expiring of three years expiring on 13 November 2011 on or before which date the land shall be restored to its former condition in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Reason: The development is of a type not considered suitable for permanent retention.

2 The occupation of the mobile home 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 Within 28 days of the date of this permission, a scheme of soft landscape works shall be submitted to the Local Planning Authority. These details shall include the following:

- i) planting plans
- ii) written specifications (including cultivation and other operations associated with plant establishment)
- iii) schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate
- iv) retained areas of hedgerow and trees
- v) implementation programme.

All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in accordance with a 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 improve the appearance of the site in the interests of visual amenity.

Informatives

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

Winchester District Local Plan Review 2006: CE.5, and CE.19.

Item **Owslebury** **Ward** **Owslebury And Curdridge**

5 Conservation

Area:

Case No: 08/02008/FUL

Ref No: W05735/22

Date Valid: 22 August 2008

Grid Ref: 452983 122826

Team: EAST **Case Officer:** Andrea Swain

Applicant: Dr And Mrs J Muir

Proposal: Erection of stable block (RESUBMISSION)

Location: Greenhill Farm Baybridge Lane Owslebury Winchester
Hampshire SO21 1JN

Officer PER

Recommendation:

Committee Decision:

APPROVE 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 5 stables hereby permitted shall be for the private use of the applicant and shall not be used for any other purpose including DIY livery, riding school and commercial breeding.

Reason: To limit the intensity of the equestrian use in the interests of highway safety.

3 No horse jumps, fencing or field shelters, shall be erected on the site nor horse boxes and trailers stored on the site without the prior approval of the Local Planning Authority.

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

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

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

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

6 Details of the facilities for the storage of horse manure and its means of disposal from the site, shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

7 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 amenity of the locality.

8 Detailed proposals for the disposal of foul and surface water from the shower and toilet hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the occupation of the stables.

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

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: E7

Winchester District Local Plan Review 2006: DP3, CE5, CE6, and RT11

3. The applicant is advised that the preferred method of disposal is the frequent removal of manure from the site. The burning of manure or large scale storage on site will not be an acceptable method.

The applicant should contact the Environment Agency on 0800 807060 to discuss changes to the legislation covering the storage and disposal of Horse Manure.

4. The applicant is advised that condition(s) 4, 5 and 6 attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. The Local Planning Authority is unable to give priority to this work and therefore any details, plans or samples required by conditions should be submitted to the Council at least 6 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

Item **Bramdean And Hinton Ampner** **Ward** **Cheriton And Bishops**
 Sutton

6 **Conservation**

Area:

Case No: 08/01490/FUL

Ref No: W12881/04

Date Valid: 28 July 2008

Grid Ref: 463462 129032

Team: EAST **Case Officer:** Mr Nick Fisher

Applicant: Mrs J Butler

Proposal: Change of use of buildings and land from agricultural to equestrian (RESUBMISSION)

Location: The Plantation Woodlands Bramdean Common Alresford Hampshire SO24 0JH

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 24 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.

2 The conclusions and recommendations of the Biodiversity Assessment prepared by Lindsay Carrington Associates and submitted with this application shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of wildlife and bio-diversity protection.

3 Details of the facilities for the storage of horse manure and its means of disposal from the site shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

4 The development hereby permitted shall not be used for DIY (Do it Yourself) livery. (For the avoidance of doubt, "Do it Yourself" livery means stabling horses owned by other people and the owners tending the animals on a day to day basis).

Reason: To ensure that the scale of the use is compatible with the countryside location and does not generate / attract excessive levels of traffic to protect the character and 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:-

Winchester District Local Plan Review 2006: DP1, DP3, DP4, CE5, CE6, RT11, T1, T2, T4

3. The applicant is advised that manure should be frequently removed from the site. Large scale storage of manure or burning of manure are not acceptable practices. It is recommended that the applicant contact the Environment Agency to discuss changes to legislation covering the storage and disposal of manure.

4. If at any time the premises are used as a riding establishment a license must be issued by the Environment Protection Team under the Riding Establishments Acts 1964 and 1970. The term "riding establishments" means the carrying on of a business of keeping horses to let them out on hire for riding or for use in providing instruction in riding for payment for both.

5. If during the course of development it becomes apparent that during the course of development that protected species may be affected, work should stop immediately and Natural England should be re-consulted. The applicant should be aware that the development must comply with the relevant laws regarding the protection of wildlife.

6. The applicant should note that the keeping of non agricultural horses on agricultural land for purposes other than grazing constitutes a material change of use and will require planning consent. This permission does not grant the exercising or training of horses upon the three fields to the south of the site indicated by red ink on the submitted plans, should the applicant wish to carry out these activities on these fields a separate planning permission is required.

Item	Denmead	Ward	Denmead
7	Conservation		
	Area:		
	Case No:	08/02003/FUL	
	Ref No:	W21234	
	Date Valid:	21 August 2008	
	Grid Ref:	466073 111189	
	Team:	EAST	Case Officer: Mr Andrew Rushmer
	Applicant:	Mr And Mrs Taylor	
	Proposal:	Two storey side extension and rear sun lounge	
	Location:	10 Little Mead Denmead Waterlooville Hampshire PO7 6HS	
	Officer	PER	
	Recommendation:		

Committee Decision:

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

Conditions/Reasons

1 It is considered that the proposal, by closing the gap between the two properties, would fail to respond positively to the spaciousness of the area, and therefore is not consistent with the requirements of policy DP3 (ii) of the Winchester District Local Plan Review 2006.

2 It is considered that the proposed development would have an overbearing impact on the neighbouring property (no.11 Little Mead), and is therefore contrary to the requirements of policy DP3 (vii) of the Winchester District Local Plan Review 2006.

Informatives

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

Winchester District Local Plan Review 2006: DP3
Denmead Village Design Statement

Item **Upham** **Ward** **Owslebury And Curdrige**

8 **Conservation**

Area:

Case No: 08/01987/FUL

Ref No: W11406/02

Date Valid: 20 August 2008

Grid Ref: 452445 119399

Team: WEST **Case Officer:** Mrs Jane Rarok

Applicant: Mrs Pat Chandler

Proposal: Demolition of workshop building and erection of 1 no. 4
bedroom dwelling, access from Sciviers Lane
(RESUBMISSION)

Location: Forge Cottage 1 Winchester Road Upham Southampton
Hampshire SO32 1HA

Officer REF

Recommendation:

Committee Decision:

APPROVE 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 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.

3 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.

4 Before the development hereby approved is first brought into use, a minimum of 2 car parking spaces shall be provided for the approved dwelling, 1 additional car parking space for the existing dwelling and 1 space for Unit A, in accordance with the approved plans. These spaces shall thereafter be maintained and kept available.

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

5 Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites – code of practice and Contaminated Land Reports 7 to 11 or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of the future occupants.

6 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of E110c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions E110c) has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

7 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has 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: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

8 A scheme for the provision of an hedge along the development frontage, as shown on the approved layout plan, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify appropriate indigenous species, and shall include planting in staggered rows 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 substantial completion of the development hereby permitted.

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

9 The existing building on site, referred to as 'Unit B' in the submitted Design and Access Statement dated August 2008, shall be demolished and all resultant materials removed from the site prior to the commencement of the development hereby approved, unless otherwise agreed by the Local Planning Authority.

Reason: To safeguard the visual amenity of the locality.

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

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

11 Prior to the commencement of the development hereby approved, details of the method of enclosure between the driveway/turning area and new dwelling shall be submitted to and approved in writing by the Local Planning Authority. Details shall include position, material and height of the means of enclosure and the development carried out in accordance with the approved plans.

Reason: In the interests of highway safety and the amenity of the locality.

12 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.

Informatives

1. The applicant/agent attention is drawn to the Environment Agency's developer's guide, which provides practical advice on making developments better for people and the environment and which provide guidance on the requirements for permits and consents at <http://www.environment-agency.gov.uk/business/444304/502508/1506471>

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

Hampshire County Structure Plan Review: None.

Winchester District Local Plan Review 2006: DP3, H4, RT4, E2
