

PLANNING DEVELOPMENT CONTROL COMMITTEE

8 January 2009

Attendance:

Councillors:

Jeffs (Chairman) (P)

Barratt
Baxter (P)
Busher (P)
Fall (P)
Huxstep (P)

Johnston (P)
Lipscomb (P)
Pearce (P)
Ruffell (P)
Tait (P)

Deputy Members:

Councillor Thompson (Standing Deputy for Councillor Barratt)

Others in attendance who addressed the meeting:

Councillor Mather

1. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee, held on 20 November and 11 December 2008, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**
(Report PDC 780 refers)

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Item 1 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.

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

Item 1: Land adjacent to The Day House, Sleepers Hill, Winchester – Case number 08/02360/FUL).

A Ward Member (Councillor Mather) spoke against the application.

In summary, Councillor Mather stated that she was concerned with the compliance of the application with the Sleepers Hill Local Area Design Statement (LADS), which was adopted as supplementary planning guidance in 2007.

There was local anxiety about the City Council's commitment to the LADS, which had identified the Sleepers Hill area as one of large domestic dwellings screened with mature trees, giving a woodland character to the area. The existing Day House with its wooded garden, which was well screened with trees, was in keeping with the surrounding area. However the proposals would result in a break in the tree line, which could not be replaced by new planting, leading to an exposed site. Although the trees to be removed were not in prime condition, they were in keeping with the character of the area, a view which was supported by the City of Winchester Trust.

The proposed property was also too large in comparison with its neighbours, was not domestic in style and had parking for 12 cars, which was out of character with other properties in this part of Sleepers Hill. There were other flats in the area, but these had been created as the result of the sub-division of existing dwellings and were not purpose-built flats. There were also concerns about the vehicular access for 12 vehicles on a steep hill and on a bend, particularly when those vehicles would be accessing an un-adopted and sub-standard road.

The Head of Planning Management made reference to the update sheet, a copy of which is held on the application file. In summary, he stated that the cycle and bin-store had been moved away from protected trees and that the Landscape Management Plan gave details of the replacement planting of removed trees adjacent to Sleepers Hill Road. Negotiation would take place with the applicant to ensure that these were indigenous Common Beech, rather than the mixture of exotic tree species as proposed by the applicant.

It was clarified that the land opposite the application site was also in the ownership of the same applicant and proposals to develop this land, to the road frontage at Sleepers Hill House, had been refused under delegated powers due to its spatial relationship being unacceptable.

In answer to points raised by Councillor Mather, the Head of Planning Management explained that the proposed flats had been designed to give the appearance of a large single domestic dwelling and in its scale and form was in keeping with the guidance in the LADS. Its plot size ratio was also similar to others in the area. The Landscape Management Plan would maintain the appearance of a tree-lined avenue. The Head of Access and Infrastructure added that the proposed visibility splays at 2.4 metres by 43 metres were also acceptable.

Following debate the Committee agreed to grant planning permission for the reasons in the Report, subject to the inclusion of an Informative to retain the hedge to the boundary of the neighbouring property, High Wyck. Also the condition on hard and soft landscaping should ensure that the surface

treatment of the car-parking area would be satisfactory for both drainage and visual purposes and that it would not be black tarmac. In addition, to condition 14, it should be added that large scale drawings were required on the details relating to eaves, the portico porch and chimneys. It was also agreed that an additional Informative be added to ensure that, if possible, the high quality materials salvaged from the demolished part of the Day House be used in the construction of the proposed new development.

Item 2: Rose Hill Bungalow, Winchester Road, Waltham Chase – Case Number 08/02192/FUL

Mr Algar spoke in objection to the application.

During debate the Committee considered that, in terms of policy, the application was contrary to Policy DP3 in that it did not respond positively to the environment and local character of the area as it was too cramped, represented over-development and had a lack of amenity space in respect of dwellings 3 and 4 to the rear of the application site, resulting in it being out of character with the local area.

At the conclusion of debate, the Committee did not support the recommendation set out in the Report and instead agreed to refuse planning permission, with authority being delegated to the Head of Planning Management (in consultation with the Chairman) to agree the detailed wording of the reasons for refusal as decided by the Committee and summarised above.

Item 4: Lower Chilland House, Lower Chilland Lane, Martyr Worthy – Case Number 08/02451/FUL

Mr Tovell spoke in objection to the application and Mr Brill (Agent) spoke in support.

The Head of Planning Management updated the Committee that since the Report was written amended plans had been received, which showed the proposed gateway in the boundary wall had been removed. The applicant had also confirmed that the dog kennel/ bin store and workshop/ tractor shed would both have a sedum blanket type roof to match the pool buildings.

Permission had already been granted for the felling of trees in the area. The applicant had engaged a private contractor to advise and oversee all ecological aspects relating to the site. Extensive bat surveys had been carried out in consultation with Natural England and in line with the bat mitigation plan for the site, the contractor would be in attendance to advise during the felling of the trees. All tree, shrub and hedge removal would be carried out outside of the bird breeding season.

In answer to Members' questions, the Head of Planning Management explained that due to restrictions on the site imposed by its Listed Building status and the extensive area of the Site of Special Scientific Interest (SSSI)

within the curtilage of the site, the location of the proposed dog kennel was in the optimum position and was also approximately 26 metres from neighbouring properties.

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

Item 5: Lower Chilland House, Lower Chilland Lane, Martyr Worthy – Case Number 08/02451/LIS

Mr Tovell spoke in objection to the application and Mr Brill (Agent) spoke in support.

At the conclusion of debate, the Committee agreed to grant listed building consent for the reasons set out in the Report.

The following item had no public participation.

Item 3: Smithy Cottage, Bull Lane, Waltham Chase – Case Number 08/02646/FUL

The Head of Planning Management explained that the application had been brought to Committee given the recent Planning History of the site, although it had not attracted a sufficient number of objections to trigger a referral to Committee as was referred to in the first sentence of the report.

Since the Report was written, a response to consultation had now been received from Head of Strategic Planning, who commented that the Local Plan policy on small dwellings referred to one and two bedroomed dwellings with a gross internal floor area of 75 m² or less. The policy did not refer to rooms capable of being used as bedrooms or require these to be taken into account. In addition, Shedfield Parish Council had objected to the application, as it did not comply with Policy H7 and because the extra room would affect car-parking facilities.

The Head of Planning Management also explained that condition 3 related to plot 2 only and not to plot 1.

Subject to the amendment to condition 3 as outlined above, the Committee agreed to grant planning permission for the reasons set out 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 (Rose Hill Bungalow, Winchester Road, Waltham Chase) the application be refused, with authority being delegated to the Head of Planning Management (in consultation with the Chairman) to agree the detailed wording of the reasons for refusal as decided by the Committee and summarised above.

The meeting commenced at 9.30am and concluded at 13.15pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE: DEVELOPMENT CONTROL MEETING

RESOLUTIONS

08.01.2009

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item **Winchester Town** **Ward** **St Michael**

1 **Conservation**

Area:

Case No: 08/02360/FUL

Ref No: W03527/05

Date Valid: 22 October 2008

Grid Ref: 446843 128774

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

Applicant: Trustees Of F J Wallis Will Trust

Proposal: Erection of 6 no. 2 bed dwellings with new access from Sleepers Hill and associated landscaping (RESUBMISSION)

Location: Land Adjacent To The Day House Sleepers Hill Winchester Hampshire

Officer PER

Recommendation:

Committee Decision:

That, subject to the receipt of satisfactory amended and additional plans showing the relocation of the cycle store structure and a detailed landscaping scheme, and provided the applicant enters into a Legal Agreement to secure relevant contributions for public open space funding and highway contributions, permission be GRANTED 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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the buildings 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 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

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

Soft landscape details shall include the following as relevant:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- implementation programme:

Reason: To maintain the landscape setting of the area in the interests of visual amenity.

4 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.

5 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.

6 Prior to the commencement of development a Sustainability Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Sustainability Strategy shall identify the measures taken within the development to comply with the aims of Policy DP.6 of the adopted Winchester District Local Plan Review and the Code for Sustainable Homes.

Reason: In order to promote sustainable forms development and avoid wasteful use of energy and natural resources.

7 Prior to the commencement of development details of the measures to be taken to connect to the public sewer shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To ensure adequate means of drainage and waste disposal from the site.

8 Development shall not commence until a system for the disposal of surface water, incorporating sustainable drainage principles (including methods for the retention/management of grey water and storm water within the site, such as water butts) has been submitted to and approved by the Local Planning Authority. The scheme shall include a maintenance programme and establish ownership of the drainage system. The approved scheme shall subsequently be implemented in accordance with the approved details before the development is completed unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure an adequate and sustainable means of drainage for the site.

9 The development hereby permitted shall be carried out in accordance with the recommendations set out in the approved Scoping Survey Report produced by naturally Wild Consultants Ltd on 30/06/08 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of safeguarding protective species.

10 The development hereby permitted shall be implemented in accordance with the approved Arboricultural Impact Appraisal and Method Statement compiled by Barrell Tree Consultancy on 9th October 2008 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect the existing trees during the works in the interests of the visual amenity of the area.

11 The proposed hard-standing area shall use permeable materials only unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainable drainage.

12 Details of the floor slab levels and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the site. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of the locality and neighbouring residents.

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

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

14 Full details, including large scale drawings, of all new windows, doors, eaves detail, portico details, and details of chimney design shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows, doors, eaves detail, portico details, and details of chimney design shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the building and surrounding area.

15 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.

16 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.

17 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 43.0 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.

18 The parking areas shall be provided in accordance with the approved plans before the flats are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the flats as residence.

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

19 Protective fencing in accordance with the Arboricultural Impact Appraisal and Method Statement reference 8065-AIA4-PB written by Barrell Tree Care and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundworks commencing on the site. Such fencing shall also extend around the hedges particularly to ensure the retention of the existing boundary hedge to Sleepers Hill other than where the new access is formed.

The Arboricultural Officer shall be informed once the fencing has been installed so that it can be inspected and deemed appropriate and in accordance with Method Statement 8065-AIA4-PB. Telephone 01962 848317.

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

No arboricultural works shall be carried out to trees and no hedges shall be removed other than those specified and in accordance with Method Statement 8065-AIA4-PB.

Any deviation from works prescribed or methods agreed in accordance with Method Statement 8065-AIA4-PB shall be agreed in writing to the Local Planning Authority.

Reasons: to ensure protection and long term viability of retained trees and to minimise impact of construction activity.

20 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.

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: DP.1 (design statement), DP.3 (design criteria), DP.4 (landscape/loss of views, slopes etc), DP.5 (amenity open space), DP.6 (sustainability/renewable energy), H.3 (defined policy boundaries), H.7 (density and housing mix), RT.4 (provision of public open space), T1 (public transport, cycling and walking), T2 (development access), T3 (layout of site to encourage low speeds, cycle parking etc), T4 (parking standards) and W1 (development on steep slopes)

3. The hard landscaping details to be approved under condition 3 shall in respect of the manoeuvring, parking and turning area be of a permeable nature such as gravel and shall not be formed of tarmacadam.

4. Consideration to be given to salvaging the materials from the existing single story garage wing that is to be demolished for re-use within the new garage to serve the Day House or the cycle/bin store.

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

2 **Conservation**

Area:

Case No: 08/02192/FUL

Ref No: W06242/08

Date Valid: 22 September 2008

Grid Ref: 456200 114747

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

Applicant: Mr Colin Stoneman

Proposal: Demolition of existing dwelling and erection of 2 no. two bed houses, 1 no. three bed house, 1 no. four bed house with associated parking with revised access to Winchester Road (RESUBMISSION) (AMENDED PLANS)

Location: Rose Hill Bungalow Winchester Road Waltham Chase Hampshire SO32 2LX

Officer PER

Recommendation:

Committee Decision:

REFUSE – reasons for refusal delegated to HOPM in consultation with the Chair.

To include:

1. That the proposal represents overdevelopment (in particularly in respect of plots 3 and 4) as it is cramped and has inadequate amenity space. Because of this it is out of character with its surroundings and contrary to DP3 of WDLP(R).
2. Standard highways reason – failure to provide highways contribution.
3. Standard POS reason – failure to provide public open space contribution.

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

3 **Conservation**

Area:

Case No: 08/02646/FUL

Ref No: W03995/04

Date Valid: 17 November 2008

Grid Ref: 455976 115025

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

Applicant: Southcott Homes Ltd

Proposal: Erection of 1 no. two bedroom detached house(Amendment to planning approval W03995/02-revised internal layout)

Location: Smithy Cottage Bull Lane Waltham Chase Hampshire

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJEC TO THE FOLLOWING CONDITION(S):

Conditions/Reasons

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

Reason: In the interests of highway safety.

2 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.

3 Before the development hereby approved is occupied 2 car parking spaces as shown on the approved plan shall provided and thereafter retained for car parking.

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

4 The dwellings on plots 1 and 2 shall remain as separate dwellings at all times.

Reason: To comply with Policy H7 of the Winchester District Local Plan and to ensure that a range of dwelling sizes are provided.

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: T5

Winchester District Local Plan Review 2006: DP1, DP3, H3, H7, RT4, T2

Item **Itchen Valley** **Ward** **Itchen Valley**

4 **Conservation**

Area:

Case No: 08/02451/FUL

Ref No: W03990/28

Date Valid: 22 October 2008

Grid Ref: 452377 132592

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr D Lyons

Proposal: Removal of an existing tractor shed and replace with new workshop/tractor shed, greenhouse, dog kennel and bin store and landscaping

Location: Lower Chilland House Lower Chilland Lane Martyr Worthy
Winchester Hampshire SO21 1EB

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 dog kennel, including the proposed green roof, bin store, green house, replacement tractor shed, and new gate 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 No development shall take place until details, including light spillage plans, and samples of the units to be used in the external lighting scheme 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 and does not detrimentally affect the special features of the adjoining Special Areas of Conservation or Site of Special Scientific Interest.

4 The lighting units hereby approved shall not be illuminated after 21:00 hours, other than by movement sensors.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area and does not detrimentally affect the special features of the adjoining Special Areas of Conservation or Site of Special Scientific Interest.

5 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;
- hard surfacing materials;
- planting plans;
- written specifications;
- schedules of plants, noting species, planting sizes and proposed numbers / densities where appropriate;
- implementation programme.

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.

6 Any clearance of trees and scrub should take place outside the bird breeding season, March to August inclusive.

Reason: to reduce the likelihood of harm to breeding birds.

7 No works will take place or materials, machinery or equipment will be stored within 10m of the SAC. In accordance with Environment Agency guidelines, all reasonable precautions will be undertaken to ensure no pollutants enter any nearby watercourses / ditches. All those involved with the works will be informed of the status and legal obligations attached to the designation and where the boundary of the protected area is. All new buildings / areas of hardstanding will be in line with the principles of sustainable drainage.

Reason: to protect the Special Area of Conservation.

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: E16

Winchester District Local Plan Review Proposals: DP1, DP3, DP4, CE5, CE7, CE8, HE4, HE5, HE6 and HE16

3. The site overlies Seaford Chalk formation classified as a principal aquifer. The site is also in close proximity to the Upper Itchen river, therefore, all precautions must be taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the applicant should refer to the Environment Agency's guidance 'PPG1 – General guide to the prevention of pollution', which is available on their website at www.environment-agency.gov.uk

4. Planning permission does not absolve the applicants 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. If it becomes apparent at any point that protected species may be affected, the relevant works should stop immediately and Natural England should be contacted.

Item	Itchen Valley	Ward	Itchen Valley
5	Conservation Area:	Chilland Conservation Area	
	Case No:	08/02452/LIS	
	Ref No:	W03990/29/LB	
	Date Valid:	22 October 2008	
	Grid Ref:	452377 132592	
	Team:	EAST	Case Officer: Andrea Swain
	Applicant:	Mr D Lyons	
	Proposal:	Removal of an existing tractor shed and replace with new workshop/tractor shed, greenhouse, dog kennel and bin store and landscaping	
	Location:	Lower Chilland House Lower Chilland Lane Martyr Worthy Winchester Hampshire SO21 1EB	
	Officer	PER	
	Recommendation:		

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) 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 dog kennel, including the proposed green roof, bin store, green house, replacement tractor shed, and new gate hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Hampshire County Structure Plan Review: E16

Winchester District Local Plan Review 2006: DP1, HE4, HE5, HE6 and HE16
