

PLANNING DEVELOPMENT CONTROL COMMITTEE

23 April 2009

Attendance:

Councillors:

Jefferies (Chairman) (P)

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

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

Others in attendance who addressed the meeting:

Councillors Jackson and Maynard

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 2 April 2009, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**
(Report PDC801 refers)

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Items 1, 3 and 5 as he was a member of the Council of the City of Winchester Trust, which had commented on these applications. However, he had taken no part in the Trust's consideration of the items and he spoke and voted thereon.

Councillor Tait declared a personal (but not prejudicial) interest in respect of Item 7 as he knew both the objector who spoke (Mr Clarke was a previous manager at his previous place of employment) and the supporter who spoke (Mrs Rayner's mother had been his teacher at school). Councillor Tait spoke and voted thereon.

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

Item 1: Land at Francis Gardens, Winchester – Case Number 08/01937/FUL

Mr Pettigrew and Councillor Maynard (a Ward Member) spoke against the application and Mr Bond (agent) spoke in support.

In summary, Councillor Maynard stated that the majority of representations he had received in respect of the application had been in opposition to the proposed access from Francis Gardens. He also highlighted the sequential approach to strategic planning and that the recent Annual Housing Land Availability Report had concluded that there was no justification to release this site for development.

The Head of Planning Management explained that, subsequent to the publication of the Report, further representations had been received from local residents who raised concerns regarding the proposed access from Francis Gardens. He also explained that the Hampshire and Isle of Wight Wildlife Trust had withdrawn their objection to the application as a result of the amended plan, which removed the public right of way from the development to Nuns Walk. They had considered that a path to this area was unacceptable because it would increase the risk of uncontrolled access to the northern reaches of the Winnall Moor Nature Reserve and could disturb the River Itchen Special Area of Conservation and Site of Special Scientific Interest.

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

Item 2: Land at Tudor Way, including Land at 130-132 Springvale Road and Rear of 136-140 Springvale Road, Kingsworthy – Case Number 08/02347/OUT

Mr Bowling spoke against the application.

The Head of Planning Management explained that, subsequent to the publication of the Report, an additional representation had been received. In summary, this objected to the application and highlighted its effect on surrounding properties and concerns regarding access to the site.

In recommending that the application be approved, the Head of Planning Management also suggested an amended version of Condition 11 to include reference to management provisions relating to the required detailed ecological mitigation strategy.

The Committee agreed to defer the application to a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held 11 May 2009. Members agreed that it was not possible to determine the application without visiting the site to assess in greater detail the gradient; proposed access; its relationship with existing properties and a yet to be implemented development of exception housing and public open space to the rear and north west of the site.

Item 3: University of Winchester, Sparkford Road, Winchester – Case Numbers 09/00264/FUL

Mr Mann (University of Winchester) spoke in support of the application.

The Head of Planning Management explained that, subsequent to the publication of the Report, representation had been received from the Architects' Panel. In summary, this concluded that the proposed building would sit well within its setting, but more information was required regarding materials and details and that the green trellis wall would require careful maintenance.

The Head of Planning Management also corrected an error in the Report. At page 54, the site's dimensions were 30m x 30m, not 30 sq m x 30 sq m as published.

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

Item 4: The Hollies, 31 Main Road, Littleton, Winchester – Case Number 08/02582/FUL

Mrs Pidsley and Mr Hickman (Littleton and Harestock Parish Council) spoke against the application and Mr Agnew (applicant's architect) spoke in support. Councillor Jackson (a Ward Member) also commented on the application.

In summary, Councillor Jackson highlighted the concerns of local residents and the parish council regarding the application. She stated her predisposition against the development of rear gardens (for ecological reasons) and her dislike of flat roof designed properties. However, she commented that the applicant had submitted a clever, environmentally-friendly, design which had overcome many of the objections to the previous application.

Councillor Jackson also questioned the access arrangements, tree protection and the removal of permitted development rights.

In response, the Head of Planning Management explained that the Report recommended that all permitted development rights classes would be removed apart from Class D; to enable the applicants to erect a 3m high and wide porch at a later date if they so wished without requiring planning permission.

The Head of Planning Management advised that, subsequent to publication of the Report, further letters of representation had been received which opposed the application. In summary, these raised concerns regarding the impact of the drainage field on a Yew tree; that permission for three dwellings at 29 Main Road already intensified development in the area; that the amended plans did not overcome the original objections; that the application was an over development of the site, and, if granted, a further condition was required to increase the size of the passing place on the access.

In response to these concerns, the Head of Planning Management explained that the Arboricultural Impact Report confirmed that drainage field was outside the root protection zone for the Yew tree; that the application had been considered on its own merits having had regard to the planning history on

adjacent sites and the character of the area, and that the Highways Officer raised no objection to the proposed parking and turning areas.

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 5: Tegfield House, 24 Chilbolton Avenue, Winchester – Case Number 09/00194/FUL

Mr Pugsley (on behalf of the applicant) spoke in support of the application.

The Head of Planning Management advised that, subsequent to publication of the Report, the correct transport contribution (£3,910) had been received from the applicant. Amended plans had also been received which showed additional landscaping along the boundary of the site with 26 Chilbolton Avenue, an improved block plan and additional section plan.

A response had also been received from Southern Water which confirmed that they could provide foul sewage disposal from the proposed development, but required an additional condition regarding the details of sewerage disposal.

During debate, the Committee also agreed to delegate to the Head of Planning Management authority to amend the Conditions to minimise the visual impact of the proposed first floor bay which protruded from the extension towards the properties in Bath Place. Members were concerned that the proposed zinc covering of the end elevation of the bay made it more visually intrusive to the residents of Bath Place and considered that the finish to the bay should be render of clay tiles. The Head of Planning Management confirmed that a revised condition would ensure this.

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

Item 6: 1 Westman Road, Winchester – Case Number 09/00254/FUL

Councillor Berry (a Ward Member) spoke against the application.

In summary, Councillor Berry explained that the application was an over-development of a cramped site; that it provided too little amenity space and car parking and it interrupted the deliberate rhythm of buildings which, especially on corner plots, had been carefully preserved since the original construction of the estate. She also commented against the appearance of the proposed extension.

During debate, the Committee noted that some subsequent developments had been permitted on corner plots in the area and that there was a wide range of property types within the area.

The Head of Planning Management advised that, subsequent to publication of the Report, representations had been received from the Council's Drainage

Officer and Southern Water and that neither had raised any objections. However, Southern Water had recommended additional Conditions regarding details of surface water disposal and sewerage. These were agreed by the Committee.

He also suggested an amendment to the recommendation, so that it was to permit, subject to the receipt of a contribution towards public open space and this was agreed by the Committee.

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

Item 7: 48 Kilham Lane, Winchester – Case Number 09/00091/FUL

Mr Clarke spoke against the application and Mrs Rayner (applicant) 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 8: 6 Abbey Hill Road, Winchester – Case Number 09/00323/FUL

Mrs Walker spoke against the application and Mr Maggs (applicant) spoke in support.

The Head of Planning Management corrected an error in the Report. At Recommendation 3 on page 100, the word 'eastern' should be replaced with 'western'.

At conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions, as amended above) 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 (Land at Tudor Way, Springvale Road, Kings Worthy) this application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee to be held on 11 May 2009.
3. That, in respect of Item 5 (Tegfield House, 24 Chilbolton Avenue, Winchester), the application be granted, with authority being delegated to the Head of Planning Management (in consultation with the Chairman) to agree the additional conditions regarding sewerage disposal and to minimise the visual impact of the proposed first floor bay.

4. That, in respect of Item 6 (1 Westman Road, Winchester), subject to the required contribution towards public open space being received, the application be granted with authority being delegated to the Head of Planning Management (in consultation with the Chairman) to agree the additional conditions regarding details of surface water disposal.

3. **TREE PRESERVATION ORDER 1063, 3 COPPERWOOD HOLT CLOSE, WICKHAM**
(Report PDC789 refers)

The Head of Environment advised that, since publication of the Report, the applicant had requested that that the condition whereby the replacement tree was required to be an extra heavy standard Ash, be varied so that this could be, instead, a Copper Beech tree. This was acceptable.

At conclusion of debate, the Committee agreed to amend the Tree Preservation Order, subject to the conditions (as amended above) set out in the Report.

RESOLVED:

That the request to amend Tree Preservation Order 1063 be approved, subject to the conditions and the legal obligation set out in the Report and as amended above.

4. **SUMMARY OF PLANNING APPEALS DECEMBER 2008 – MARCH 2009**
(Report PDC800 refers)

RESOLVED:

That the Report be noted.

The meeting commenced at 9.30am, adjourned for lunch between 1.15pm and 2.00pm and concluded at 4.30pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

RESOLUTION

23.04.2009

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item **Winchester Town** **Ward** **St Bartholomew**

1 Conservation

Area:

Case No: 08/01937/FUL

Ref No: W21223

Date Valid: 12 August 2008

Grid Ref: 448659 131171

Team: MAJORS **Case Officer:** Mr Dave Dimon

Applicant: Redrow Homes (Southern) Ltd

Proposal: Residential development comprising of 90 dwellings (including affordable housing) associated garaging and car parking, new vehicular/pedestrian accesses to Worthy Road and Francis Gardens and pedestrian footpath from Nuns Walk, landscaping, play area and open space (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: Land At Francis Gardens Winchester Hampshire

Officer REF

Recommendation:

Committee Decision:

REFUSED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The proposed development is contrary to the provisions of Policy H2 of the Winchester District Local Plan Review in that there is not a current or predicted shortfall in housing supply such as would justify the release of this site. Furthermore, the development of this land, in the absence of a clearly demonstrable need for its release to meet a shortfall of house building land, would be premature and prejudicial to the housing strategy and countryside policies of the Local Plan.

2 The proposal is contrary to Policy H.5 of the Winchester District Local Plan Review in that it fails to make adequate provision for affordable housing and would therefore be detrimental to the objectives of the Local Plan and PPS3 to ensure that appropriate provision of affordable housing is achieved within relevant residential developments.

3 The proposal is contrary to Policies DP9 and T.5 of the Winchester District Local Plan Review in that it fails to make adequate provision for transport contributions in accord with the adopted policy of Hampshire County Council for funding of transport improvements to serve the impact of new development and would therefore be detrimental to the existing transport infrastructure.

- 4 The proposal is contrary to Policy DP5 (v) of the Winchester District Local Plan Review in that it fails to make adequate provision for arrangements for the future management and maintenance of all areas comprising common parts that are not within private areas maintained by individual householders and would therefore be detrimental to the amenities of the area.
- 5 The development will undesirably add to the existing inadequacy of local school place availability, to the detriment of education provision within the area and contrary to the objectives of policy SF6 of the Winchester District Local Plan Review which seeks to provide new and improved facilities and services to meet the needs of local communities.
- 6 The proposed development is contrary to Policy E14 of the Hampshire County Structure Plan and Policy HE.1 of the Winchester District Local Plan Review in that it fails to make satisfactory provision for a programme of archaeological investigation and recording before or during development, on a site which is considered to be of archaeological interest.
- 7 The local sewer network has insufficient capacity to accommodate the proposed development which would result in an increased flood risk for the local area and is therefore contrary to the aims of PPS23: Planning and Pollution Control and Policies DP.3 and DP.8 of the adopted Winchester District Local Plan Review.

Informatives

1. The Local Planning Authority has taken account of the following Development Plan policies and proposals:-
Hampshire County Structure Plan Review T5, H1, H2, E16,
Winchester District Local Plan Review: DP.1, DP.3, DP.5, DP.6, H.1, H.2, H.5, H.7, RT.4, T.1, T.2, T.3, T.4, T.5, W.1,

Item **Kings Worthy** **Ward** **Kings Worthy**

2 **Conservation**

Area:

Case No: 08/02347/OUT

Ref No: W20754/01

Date Valid: 8 October 2008

Grid Ref: 448813 133644

Team: EAST **Case Officer:** Mr Dave Dimon

Applicant: Gleeson Developments LTD

Proposal: (AMMENDED DESCRIPTION) Demolition of existing dwellings at Tudor Way and 130/132 Springvale Road and residential redevelopment to provide 62 dwellings, access roads, associated parking, garaging, play area, open space and landscaping (OUTLINE) (RESUBMISSION)

Location: Land At Tudor Way Inc Land At 130-132 Springvale Road And Rear Of 136-140 Springvale Road Springvale Road Kings Worthy Hampshire

Officer PER

Recommendation:

Committee Decision:

DEFER for consideration by the Planning (Viewing) Sub Committee

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

3 Conservation

Area:

Case No: 09/00264/FUL

Ref No: W00171/31

Date Valid: 10 February 2009

Grid Ref: 447279 129178

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr John Mann

Proposal: Erection of two storey detached building to provide performing arts faculty

Location: University College Winchester Sparkford Road Winchester Hampshire

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

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

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

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

4. The building(s), structure(s) and plant shall be constructed so as to provide sound insulation against internally generated noise, with windows shut, and other

means of ventilation provided, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Such noise insulation shall be thereafter maintained and operated in accordance with the approved scheme.

Reason: To ensure that the building is adequately sound-proofed in the interests of the amenities of the occupants of nearby premises.

5. The teaching facility hereby permitted shall not be used between the hours of 2200 and 0800 hrs.

Reason: To protect the amenities of the occupiers of nearby properties.

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

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

7. A detailed method statement and a management plan for the implementation and maintenance of the proposed green wall should be submitted to and approved in writing by the Local Planning Authority prior to any development.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP1, DP2, DP3, DP4, DP6 and SF6.

3. All work relating to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and Bank Holidays.

Item **Littleton And Harestock** **Ward** **Littleton And Harestock**

4 **Conservation**

Area:

Case No: 08/02582/FUL

Ref No: W11578/06

Date Valid: 20 November 2008

Grid Ref: 445634 132189

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

Applicant: Mr Richard Kilcommons

Proposal: (REVISED SITE PLAN) Erection of two bedroom house with ground floor below ground level on land to the rear of The Hollies, 31 Main Road

Location: The Hollies 31 Main Road Littleton Winchester Hampshire SO22 6QQ

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, before the dwelling is occupied.

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

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

Reason: In the interests of highway safety.

4 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

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

Reason: To ensure satisfactory means of access.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E, and G of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

7 Detailed proposals for the disposal of foul and surface water including the location of the drainage field within the front garden of number 31 Main Road, Littleton, which is to be designed in compliance with BS6297, 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 dwelling hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

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

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. These details shall include the following, as relevant:

- existing and proposed finished levels or contours;
- means of enclosure, including any retaining structures;
- hard surfacing materials.

Soft landscape details shall include the following as relevant:

- planting plans;
- 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 improve the appearance of the site in the interests of visual amenity.

9 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

10 Prior to development commencing details of the removal and deposit of the excavated material from the site shall be submitted and approved in writing by the Local Planning Authority. The excavated material shall be removed and deposited off the site in accordance with the agreed details.

Reason: to ensure the satisfactory removal and deposit of the excavated material from the site in the interests of the local environment.

11 Protective measures, including fencing, ground protection, working procedures and special engineering solutions shall be carried out in accordance with the Arboricultural Impact Appraisal and Method Statement written by Mr Kevin Cloud of Technical Arboriculture, reference AIA/AMS-KC/HoLLitt/001. Any deviation from works prescribed or methods agreed in the method statement shall be agreed in writing with the Local Planning Authority.

Reason: to protect the trees within and adjacent to the site.

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, DP5, DP6, DP8, DP9, H3, HE1, RT4 and T2.

3. All works including demolition and construction should be carried out between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise for such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. No materials should be burnt on site. Where the Environmental Protection Team substantiate allegations of statutory nuisance, an Abatement Notice may be served under the Environmental Protection Act 1990. The application is reminded that the emission of dark smoke through burning of materials is a direct offence under The Clean Air Act 1993.

5. Under the terms of the Water Resources Act 1991, this development may need a Discharge Consent from the Environment Agency. The prior agreement may be required for discharging dewatering water from any excavation or development to any controlled waters. Please contact The Environment Agency Customer Contact Centre on 08708 506506

6. The applicant should ensure that the existing sewage treatment plant is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of this proposal. The applicant should ensure that appropriate pollution prevention measures are taken to avoid any contamination to the watercourse. There should be no discharge of silty or dirty water to any watercourse or surface water drain during the proposed works.

7. Any construction or demolition should be carried out in accordance with the Environment Agency's Pollution Prevention Guidelines No.6 – Working at Construction and Demolition Sites. Please contact www.environment-agency.gov.uk

8. The risk of pollution can significantly be reduced by providing secondary containment measures as detailed in the Environment Agency Pollution Prevention Guidelines No2 (Above Ground Oil Storage Tanks). The guidelines stipulate requirements for the standard of tanks, pipework and secondary containment, including bund walls.

To prevent the environment impact of this development, pollution prevention measures should be incorporated wherever appropriate. Guidance specific to this development can be found in the following Pollution Prevention Guidance:

PPG 01: General guide to the prevention of pollution

PPG 02: Above ground storage tanks

PPG04: Disposal of sewage where no mains drainage is If you wish to discuss this matter further, please do not hesitate to contact me. I am available on Wednesday, Thursday and Friday between 9.15 and 3.15.

PPG06: Construction and demolition

PPG 20: Dewatering underground ducts and chambers

The Guidelines can be freely viewed and downloaded at www.environment-agency.gov.uk/netregs/resources/278006

Item **Winchester Town** **Ward** **St Paul**

5 **Conservation Area:**

Case No: 09/00194/FUL
Ref No: W07198/06
Date Valid: 3 February 2009
Grid Ref: 446507 129603
Team: EAST **Case Officer:** Mr Simon Avery
Applicant: Hartford Care Ltd
Proposal: Rear extension to form 17 no. additional bedrooms (net increase of 16 bedrooms), including ancillary facilities and additional car parking

Location: Tegfield House 24 Chilbolton Avenue Winchester
 Hampshire SO22 5HD
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 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. The bay on the southern elevation shall be clad in either a render or tile hung finish. Development shall be carried out in accordance with the approved details before the extension is occupied.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

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:

- means of enclosure;
- hardsurfacing materials;

- existing and proposed finished levels or contours;

Soft landscape details shall include the following as relevant:

- planting plans, including new tree planting;
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate:
- implementation programme.

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

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The 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 The doors and windows on the development hereby approved shall be recessed a minimum of 75mm.

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

6 Protective measures, including fencing, ground protection, working procedures and special engineering solutions shall be carried out in accordance with the Arboricultural Impact Appraisal and Method Statement written by Ian Keen Limited ref. IJK/6936/vf. Any deviation shall be agreed in writing by the Local Planning Authority.

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

7 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.

8 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.

9 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 90.0 metres to the north and by 2.4 metres by 60.0 metres to the south 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.

10 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.

11 The proposed rooflights shall be conservation rooflights.

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

12 Before the development hereby permitted is commenced, a method statement giving details of the removal or relocation of any spoil from the site shall be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with these approved details.

Reason: In the interests of local amenity and sustainability.

13 Construction of the development shall not commence until details of the proposed means of foul sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Reason: To ensure satisfactory provision of foul 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:-

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP9, DP11, DP13, H8, SF6, T1, T2, T4, W1, W7

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

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

5. The applicant is advised that 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 our guidance 'PPG1 General guide to the prevention of pollution', which is available on the Environment Agency website at environment-agency.gov.uk.

Item **Winchester Town** **Ward** **St Barnabas**

6 **Conservation**

Area:

Case No: 09/00254/FUL

Ref No: W06981/03

Date Valid: 10 March 2009

Grid Ref: 447078 131092

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

Applicant: Miss Tammie Davies

Proposal: Conversion of existing dwelling to form 2 no. two bedroom dwellings including single storey rear extension and new accesses to both Westman Road and Berewecke Avenue

Location: 1 Westman Road Winchester Hampshire SO22 6DU

Officer PER

Recommendation:

Committee Decision:

Provided the appropriate contribution is made towards the Public Open Space Fund then the application be permitted, subject to the following condition(s):

(Note: if a Legal Agreement is entered into and it 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 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority prior to the commencement of development.

2 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

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

Reason: In the interests of highway safety.

4 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

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

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

6 The hedging shown as being retained in plan 2107.P1.03 shall be retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority. Should the hedge be removed or die the hedging shall be replaced by a similar species within the next planting season, unless otherwise agreed in writing by the Local Planning Authority.

The hedging shall be allowed to grow up to, and thereafter kept at a height above 1.8m, unless otherwise agreed in writing by the Local Planning Authority. The area of hedging adjacent to 69 Bereweke Avenue shall be kept at a height not exceeding 1m unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interests of visual amenity and to protect the privacy of the occupiers of the two dwellings hereby permitted. In the interests of highway safety.

7 Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted to and approved in writing by, the Local Planning Authority.

Reason: to secure proper drainage.

8 No development shall commence until the developer has advised the local authority of the measures which will be undertaken to divert the public sewers and written approval has been given by the Council.

Reason: to safeguard the existing sewers.

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, DP5, DP9, H3, H7, RT4, T1, T2, T3, T4.

Item **Winchester Town** **Ward** **St Luke**

7 **Conservation**

Area:

Case No: 09/00091/FUL

Ref No: W11075/03

Date Valid: 27 January 2009

Grid Ref: 445592 128905

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

Applicant: Mr C Rayner

Proposal: First floor side extension, two storey and first floor rear extension, single storey front extension, elevational alterations and new roof over extg house (RESUBMISSION)

Location: 48 Kilham Lane Winchester Hampshire SO22 5QD

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extensions / alterations; 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 a high standard of development in the interests of visual amenity.

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no additional windows at first floor level or dormer windows within the roof space other than those expressly authorised by this permission shall, at any time, be constructed in the extended / altered building hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties and to ensure that the development does not harm the appearance of the street-scene.

4 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Method Statement reference 'Arbicultural Method Statement; 48, Kilham Lane, Winchester (TM.414.02) written by TP Marsh and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with (TM.414.02). Telephone 01962 840222.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement 'Arbicultural Method Statement; 48, Kilham Lane, Winchester (TM.414.02)'.

Reason: To ensure that adjacent trees and hedges are protected during the construction period.

5 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

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

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

7 The proposed first floor window in the side (north western elevation) shall be glazed with obscure glass in perpetuity.

Reason: To protect the amenity of the occupants of a neighbouring dwelling.

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, DP5,

Item **Winchester Town** **Ward** **St Bartholomew**

8 **Conservation**

Area:

Case No: 09/00323/FUL

Ref No: W02971/01

Date Valid: 19 February 2009

Grid Ref: 447979 130638

Team: WEST **Case Officer:** Mr Ian Cousins

Applicant: Mr And Mrs S Maggs

Proposal: Two storey front extension

Location: 6 Abbey Hill Road Winchester Hampshire

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

3 The new first floor window(s) in the western elevation of the development hereby permitted shall be glazed in obscure glass and thereafter retained.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3
