

PLANNING DEVELOPMENT CONTROL COMMITTEE

30 July 2009

Attendance:

Councillors:

Jefferies (Chairman) (P)

Barratt (P)
Baxter (P)
Busher (P)
Evans (P)
Fall (P)

Huxstep (P)
Johnston (P)
Lipscomb
Ruffell (P)
Tait (P)

Deputy Members:

Councillor Weston (Standing Deputy for Councillor Lipscomb)

Others in attendance who addressed the meeting:

Councillor Pearson

1. **DEVELOPMENT CONTROL SCHEDULE**
([Report PDC801 refers](#))

The schedule of development control decisions arising from the consideration of the above report is circulated separately and forms an appendix to the minutes.

Councillor Evans declared a personal (but not prejudicial) interest in respect of Item 5 as she was acquainted with the Parish Council representative speaking against the application, Mr Peter Hilldrew. Councillor Evans also declared a personal (but not prejudicial) interest in respect of Item 6 as she was acquainted with the objector speaking against the application, Mrs Sheila Campbell. She spoke and voted thereon on both applications.

Councillor Barratt declared a personal (but not prejudicial) interest in respect of Items 1 and 2 as she was acquainted with Mr Harvey Cole, who was speaking in support of both applications. She spoke and voted thereon on both applications.

By way of a personal statement, Councillor Weston explained that she had predetermined Item 7. Councillor Weston therefore withdrew from the Committee for that item and, having made representations during public participation as a Ward Member, sat in the public gallery.

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

Item 1: 14 Clifton Road, Winchester – Case Number 09/00593/FUL

Mr Cole (representing the applicant) spoke in support.

The Head of Planning Management explained that, subsequent to the publication of the Report, Mr Cole had submitted additional representations which were placed on the case file. These generally reiterated matters previously raised and/or referred to in the Report.

During discussion, the Head of Planning Management clarified that a preference for the external walls of the building to remain as un-rendered red brick would be dealt with by Condition 2. This stipulated that materials used in construction of external surfaces should be submitted to and approved by the Local Planning Authority.

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

Item 2: 14 Clifton Road, Winchester – Case Number 09/00603/FUL

Mr Freeman spoke against the application Mr Cole spoke in support.

The Head of Planning Management drew attention to the additional representation submitted by Mr Cole as referred to in Item 1 above. This was also relevant to this application and was placed on the case file.

It was clarified that the proposal was broadly the same design as a previous planning permission granted for the site that was later quashed following judicial review. However this application proposed an additional window to the eastern elevation and an increase in size to a window at the western elevation to Middle Road.

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

Item 3: St Cross Grange Residential Care Home, 140 St Cross Road, Winchester – Case Numbers 09/00463/FUL

Mr and Mrs Oliver spoke against the application and Mr Habel (applicant's architect) spoke in support.

The Head of Planning Management clarified that conditions with regard to landscaping (including treatment of site boundaries, and additional planting to enhance wildlife habitat) required that the applicant submit these details for the approval of the Local Planning Authority.

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

Item 4: Wonston Manor Road, Durley – Case Number 09/00939/FUL

Mr Jordan spoke against the application and Mr Stack (agent for the applicant) spoke in support.

The Head of Planning Management advised that, subsequent to publication of the Report, a representation from Durley Parish Council had been received. In summary, this reiterated matters already referred to in the Report. Additional representations had also been received from the occupants of the neighbouring property, Lilac and from Purbeck Cottage, on the opposite side of Manor Road. Both objected to the application on the grounds of loss of privacy. The correspondence was placed on the case file.

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

Item 5: Sun Patch, Chapel Road, Swanmore – Case Number 08/02845/FUL

Mr Kempf, Mr Ostman, Mr Hildrew (representing Swanmore Parish Council) and Councillor Pearson (a Ward Councillor) spoke against the application. Mr Murray (applicant's architect spoke in support).

In summary, Councillor Pearson stated that he was concerned at the excessive bulk and mass of the proposed building and that it would be out of character in its setting. There was also no other multi occupancy accommodation in the immediate vicinity. In supporting the concerns raised by other objectors, he highlighted that the width of the proposal was excessive and would be too close to the boundaries of the neighbours. He was also concerned that parking provision and vehicular access to the site was inadequate. The maintenance of the communal garden areas should be clarified by way of condition.

Responding to the comments raised, the Head of Planning Management reported that Chapel Road (due to its good visibility, pavements etc) was able to support occasional additional on-street car parking. Furthermore, there would be no detrimental effect on highway safety by cars reversing in and out of the site. The Head of Legal Services clarified that Condition 8 removed permitted development rights at the site. Therefore, landscaped areas to the front of the building could not be removed to create additional parking without the benefit of planning permission to do so.

During discussion, the Head of Planning Management also clarified that although it was not usual for there to be a requirement for a management company to maintain communal garden areas in developments of this size, an additional condition could be added to any subsequent planning consent to ensure the ongoing maintenance of such areas. It was also clarified that wheeled bin storage on site was adequate and that they would utilise paths adjacent to the site boundary to move them from the rear bin store to the highway on collection days.

The Committee raised concerns at the bulk and massing of the new building and of its detrimental effect on the character of the area, and on the immediate street scene. Members also noted that it was likely to have a negative impact on the amenity of the immediate neighbours. Members suggested that, as a consequence, the proposal was contrary to Policy DP3(ii) due to its design, scale and layout.

Therefore, 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 6: 1 Sunningdale, Hampton Hill, Swanmore – Case Number 09/00656/FUL

Mrs Campbell spoke against the application and Mrs Foggitt (on behalf the 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 7: Scatterbrook Farm, Maybush Lane, Soberton – Case Number 09/00900/FUL

As Ward Members, Councillors Pearson and Weston spoke against the application and Mr Tutton (applicant's agent) and Mr Pollard spoke in support.

In summary, Councillor Weston reiterated her representation previously submitted and summarised in the Report and suggested that both the financial and functional tests, as required by PPS7, had not been adequately proven. Furthermore, the proposals to expand the enterprise were over ambitious as there was insufficient land available. The poorly drained soil at this location was not suitable for the keeping of livestock. She also referred to the siting of the mobile home at the site, previously refused against policy CE19, as unsightly in its rural location.

Councillor Pearson referred to DEFRA and RSPCA guidance on the adequacy of the acreage available for the enterprise and that the site should, for the type of stocking proposed, be generally dry and free draining. He was also concerned that the site was close to a stream and that, should effluent be not properly disposed of there may be a risk of contamination. Councillor Pearson also questioned how an accurate assessment of the enterprise's financial viability could be tested without the availability of previous years' accounts.

The Head of Planning Management reminded the Committee that the application was for temporary permission and was subject to the testing of the financial viability of the enterprise in three years time. Reference would be made to accounts at that time.

During discussion, the Committee agreed that Condition 2 should be re-worded to ensure that the occupation of the mobile home at the site should relate to the husbandry of the livestock proposed by the enterprise.

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

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 5 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.

3. That, in respect of Item 7, temporary planning permission be granted for the reasons and subject to the conditions set out in the Report, and re-wording of Condition 2 to ensure that the occupation of the mobile home at the site should relate to the husbandry of the livestock proposed by the enterprise.

2. **MORN HILL HOTEL**
([Report PDC821 Refers](#))

Mr Matthews-Williams spoke in support of the proposal.

The Head of Legal Services clarified that the payment of £20,000 could be utilised to facilitate the Bikeabout scheme at this location and to support the scheme generally.

RESOLVED:

1 That the construction of the additional 21 bedrooms referred to in the Report be agreed as lawful.

2 That the Head of Legal Services be authorised to enter into an agreement under Section 106 of the Town and Country Planning Act 1990 to:-

- confirm the lawfulness of the development as set out in the report;
- secure the payment of £20,000 towards the Bikeabout scheme or other schemes aimed at reducing private motor vehicle use;

- secure the participation of the hotel in the Bikeabout scheme as set out in the report.

3. **MINUTES OF PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE**

[\(Report PDC819 Refers\)](#)

The Committee considered the minutes of the Planning Development Control (Viewing) Sub-Committee meeting, held 7 July 2009, which determined an application at Green Trees, Hoads Hill, Wickham (attached as Appendix A to the minutes)

RESOLVED:

That the minutes of the Planning Development Control (Viewing) Sub-Committee meeting, held 7 July 2009, be approved.

4. **CONFIRMATION OF TREE PRESERVATION ORDER 1948 – LAND AT PYOTTS COTTAGE, AIRLIE ROAD, WINCHESTER**

[\(Report PDC815 refers\)](#)

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 1948 be confirmed.

5. **APPROVAL OF TREE WORKS NOTIFICATION ON TREES WITHIN THE WINCHESTER CONSERVATION AREA**

[\(Report PDC816 Refers\)](#)

RESOLVED:

That Tree Works Notification 09/00874/TPC be approved.

6. **CONFIRMATION OF TREE PRESERVATION ORDER 1946 – LAND AT BEECH HOUSE, CHRISTCHURCH ROAD, WINCHESTER**

[\(Report PDC820 refers\)](#)

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 1946 be confirmed.

7. **MEMBER INVOLVEMENT IN CONSIDERING AND DETERMINING PLANNING APPLICATIONS**

[\(Report PDC818 refers\)](#)

The Head of Legal Services clarified that future Sub Committees or Working Parties should have specific terms of reference to clarify whether the body would determine applications, or draw out specific matters that the main Committee may require to determine the application(s).

The Chairman agreed to defer detailed discussion of matters raised in the Report to the Informal meeting of the Committee scheduled on 22 October 2009.

RESOLVED:

1. That position regarding Sub-Committees and Working Parties be noted and their formation be considered only in exceptional cases.
2. That Member involvement at other stages in the planning process be considered at the informal meeting of the Planning Development Control Committee on 22 October 2009.

The meeting commenced at 9.30am and adjourned for lunch at 1.15pm, reconvened at 2pm and concluded at 4.10pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE: DEVELOPMENT CONTROL MEETING

RESOLUTIONS

30.07.2009

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Item	Winchester Town	Ward	St Paul
1	Conservation Area:	Winchester - Designated as 3 separate areas Dec 1967 and May 1969 Extended February 1981, June 1986 and January 1990 Now combined into one area. Published 2003	
	Case No:	09/00593/FUL	
	Ref No:	W12121/08	
	Date Valid:	26 March 2009	
	Grid Ref:	447469 129722	
	Team:	EAST	Case Officer: Mrs Jill Lee
	Applicant:	Town Local Property Co Ltd	
	Proposal:	Erection of two bed dwelling following demolition of existing garage (RESUBMISSION)	
	Location:	14 Clifton 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 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 unless otherwise agreed by the local planning authority in writing.

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 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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the dwelling hereby permitted.

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

4 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 and B of Parts 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.

5 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the character and appearance of the conservation area.

6 Full details of all new windows and doors shall be submitted to and approved in writing by the local planning authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the conservation area

7 The bin and bike store shown on plan reference 04A shall be implemented according to the plan hereby approved and thereafter retained and not used for any other purpose without the prior written consent of the local planning authority.

Reason: To ensure satisfactory provision of refuse and cycle storage facilities for the dwelling are provided within the site.

8 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.

9 Details of provisions to be made for the parking and turning 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.

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, HE4, HE5, H1, H3, RT3, T1, T4

3. A formal application for connection to the water supply is required in order to service the development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858600), or www.southernwater.co.uk

4. A formal application for connection to the public sewerage system is required in order to service the development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858600), or www.southernwater.co.uk

Item	Winchester Town	Ward	St Paul
2	Conservation Area:	Winchester - Designated as 3 separate areas Dec 1967 and May 1969 Extended February 1981, June 1986 and January 1990 Now combined into one area. Published 2003	
	Case No:	09/00603/FUL	
	Ref No:	W12121/09	
	Date Valid:	3 April 2009	
	Grid Ref:	447469 129722	
	Team:	EAST	Case Officer: Mrs Jill Lee
	Applicant:	Property 159 Ltd	
	Proposal:	Erection of a two bedroom dwelling following demolition of a garage/store (amendment to existing planning permission W12121/06)	
	Location:	14 Clifton 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 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 unless otherwise agreed by the local planning authority in writing.

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 as amended by the Town and Country (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (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 dwelling hereby permitted.

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

4 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 and B of Parts 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.

5 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the local planning authority.

Reason: To protect the character and appearance of the conservation area.

6 Full details of all new windows and doors shall be submitted to and approved in writing by the local planning authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the conservation area.

7 The bin and bike store shown on plan reference A07 - 030 - PL04 shall be implemented according to the plan hereby approved and thereafter retained and not used for any other purpose without the prior written consent of the local planning authority.

Reason: To ensure satisfactory provision of refuse and cycle storage facilities for the dwelling are provided within the site.

8 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.

9 Details of provisions to be made for the parking and turning 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.

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, HE4, HE5, H1, H3, RT3, T1, T4.
South East Plan 2009:

3. A formal application for connection to the water supply is required in order to service the development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858600), or www.southernwater.co.uk

4. A formal application for connection to the public sewerage system is required in order to service the development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858600), or www.southernwater.co.uk

Item	Winchester Town	Ward	St Michael
3	Conservation Area:	Winchester - Designated as 3 separate areas Dec 1967 and May 1969 Extended February 1981, June 1986 and January 1990 Now combined into one area. Published 2003	
	Case No:	09/00463/FUL	
	Ref No:	W06564/22	
	Date Valid:	11 March 2009	
	Grid Ref:	447391 127632	
	Team:	WEST	Case Officer: Mr Simon Avery
	Applicant:	Greensleeves Home Trust	
	Proposal:	Demolition of redundant extensions to existing care home; renovation of original building and construction of 2 and 3 storey extensions to provide specialist, dementia and general care accommodation for the frail elderly and associated developments(RESUBMISSION)	
	Location:	St Cross Grange Residential Care Home 140 St Cross Road Winchester Hampshire SO23 9RJ	
	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 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;
- details and levels of the proposed woodland walk;
- hardsurfacing materials;
- external lighting;
- bike stands

- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc).

Soft landscape details shall include the following as relevant:

- planting plans:
- 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:
- retained areas of grassland cover, scrub, hedgerow and woodland:
- implementation programme.

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

3 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.

4 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, 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.

5 The Arboricultural and Planning Integration Report AR/1950/ci written by C L Ingram of Quaife Woodlands 23 February 2009 shall be updated to comply with the letter from C L Ingram dated 3 March 2009 stating that only 9 trees are to be removed and to comply with the submitted Maybourne Projects Tree Removal drawing AL2 328. This updated report shall be submitted to and approved in writing by the Local Planning Authority, prior to any demolition, construction, groundwork or clearance commencing on the site.

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

6 Protective measures, including fencing and ground protection, in accordance with the revised Arboricultural and Planning Integration Report AR/1950/ci written by C L Ingram of Quaife Woodlands as required by condition 5 and submitted to and approved by the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

No arboricultural works shall be carried out to trees other than those specified and in accordance with this approved Report.

Any deviation from works prescribed or methods agreed in accordance with the revised Report 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.

7 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.

8 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.

9 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 in consultation with Southern Water.

Reason: To ensure satisfactory provision of surface water drainage.

10 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.

11 Additional ecological surveys as recommended by part 6 of the submitted Extended Phase 1 Habitat Survey Ref. RT-MME-103018 shall be submitted to and approved in writing prior to any demolition, construction, groundwork or clearance commencing on the site. These surveys shall include:

- a bat survey;
- a reptile survey;
- a stag beetle survey.

Works shall be carried out in accordance with the approved details.

Reason: To ensure that protected species are not disturbed or harmed by the clearance of the site or construction works in accordance with the Wildlife and Countryside Act 1981.

12 All vegetation clearance work shall be undertaken outside of the bird nesting season (March to September) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that nesting birds are not disturbed or harmed in accordance with the Wildlife and Countryside Act 1981.

13 No development shall take place until details and samples of the materials to be used in the construction of all the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These shall include as the following details:

- stock brick and brick string course;
- timber windows and doors;
- roof tiles and ridge tiles;
- window cills.

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.

14 Large scale fully annotated elevations, sections and details of all new windows, dormer windows, doors, eaves and bargeboards shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the conservation area.

Informatives

1. This permission is granted for the following reasons:

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

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

South East Plan: BE6, CC6

Winchester District Local Plan Review 2006: H8, SF6, HE5, DP3, DP4, DP5, CE10, T1, T2, T3

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. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St, James House, 39A Southgate Street, Winchester, S023 9EH, tel 01962 858688 or www.southernwater.co.uk

Item **Durley** **Ward** **Owslebury And Curdrige**

4 **Conservation**

Area:

Case No: 09/00939/FUL

Ref No: W06256/03

Date Valid: 12 June 2009

Grid Ref: 452942 117623

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

Applicant: Scorpion Developments UK Ltd

Proposal: Demolition of existing dwelling and erection of 2 no. detached four bed dwellings (RESUBMISSION)

Location: Wonston Manor Road Durley Hampshire SO32 2AF

Officer REF

Recommendation:

Committee Decision:

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

Conditions/Reasons

1 The site is located outside defined settlement boundaries in an unsustainable location in the countryside remote from local services and good public transport links. The proposal is therefore contrary to policy H4 of the Adopted Winchester District Local Plan Review 2006 and supplementary planning guidance 'Implementation of Infilling Policy' in that it would result in additional housing in an unsustainable location in the countryside.

2 The proposal is contrary to Policy RT4 of the Winchester District Local Plan Revised 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

3 Adequate provision is not made on the site for the parking of vehicles in a satisfactory manner, consequently the proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point.

4 The proposal is considered to be contrary to Policy DP3, DP4 and DP5 of the Adopted Winchester District Local Plan Review 2006 in that the proposed development is considered to be overdevelopment of the site and harmful to the amenities of the locality. In addition to this, the unsustainable location of the proposed development would require the provision of 2 additional carparking spaces for these 4-bedroom dwellings in accordance with Winchester City Councils Draft Supplementary Planning Document "Residential Parking Standards - February

2009" and Hampshire County Council parking standards 2002, exacerbating the harm to local amenities.

Informatives

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

Winchester District Local Plan Review 2006: DP3, DP9, H4, H7, RT4, T4

Item **Swanmore** **Ward** **Swanmore And Newtown**

5 **Conservation**

Area:

Case No: 08/02845/FUL

Ref No: W21367

Date Valid: 3 February 2009

Grid Ref: 457800 115987

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

Applicant: Mr Gareth Arnold

Proposal: Demolition of existing detached house and erection of one building containing 2 no. one bed and 2 no. two bed dwellings

Location: Sun Patch Chapel Road Swanmore Southampton
Hampshire SO32 2QA

Officer PER

Recommendation:

Committee Decision:

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

Conditions/Reasons

1 Development as proposed would be contrary to the provisions of policy DP3 of the Winchester District Local Plan Review in that it would amount to an overdevelopment of the site that would not respond positively to the character, appearance and variety of the local environment by reason of the size and form of the building, particularly in so far as it would fill the full plot width with very little access space at the side boundaries and the parking would be visually dominant adding to a cramped appearance that would erode the spatial amenity of the locality to the detriment of neighbouring residents

2 The proposal is contrary to policy RT.4 of the Winchester District Local Plan Review in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

Informatives

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

Winchester District Local Plan Review 2006: DP1; DP3; H3; H7; T1; T4; RT4

South East Plan 2009: H1; CC6

Item	Swanmore	Ward	Swanmore And Newtown
6	Conservation Area:		
	Case No:	09/00656/FUL	
	Ref No:	W08187/03	
	Date Valid:	28 April 2009	
	Grid Ref:	457468 116641	
	Team:	WEST	Case Officer: Mr Ian Cousins
	Applicant:	Mr And Mrs Mordecai	
	Proposal:	Replacement single storey workshop with storage in roof and carport to side of existing property (RETROSPECTIVE) (RESUBMISSION)	
	Location:	Sunningdale Hampton Hill Swanmore Southampton Hampshire SO32 2QN	
	Officer	PER	
	Recommendation:		

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The development hereby permitted shall be begun within six months of the date of the 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 dwelling.

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

3 The garage/workshop hereby approved shall be used for purposes solely ancillary to the main dwelling and not for any other purpose.

Reason: In the interests of the amenity 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:-

Winchester District Local Plan Review 2006: DP3

South East Plan 2009: CC6

Item **Soberton** **Ward** **Swanmore And Newtown**

7 **Conservation**

Area:

Case No: 09/00900/FUL

Ref No: W08375/07

Date Valid: 12 May 2009

Grid Ref: 460878 114529

Team: WEST **Case Officer:** Mr Simon Avery

Applicant: Mr Mark Paige

Proposal: Temporary stationing of a mobile for an agricultural worker for a period of three years

Location: Scatterbrook Farm Maybush Lane Soberton Southampton Hampshire SO32 3QF

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The permission hereby granted shall be for a limited period expiring on 30.07.2012 on or before which date the mobile home shall be removed and the land 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 and 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.

2 The occupation of the mobile home shall be limited to a person solely or mainly working, or last working, at Scatterbrook Farm in agriculture 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 The mobile home hereby granted temporary permission for 3 years shall be painted a dark green or brown colour within 1 month of the date of this approval and thereafter retained in that condition as long as the mobile home is sited on the land.

Reason: In the interests of the amenity 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:-

South East Plan: C4: Landscape and Countryside Management
Winchester District Local Plan Review 2006: DP3, CE5, CE19
