

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**27 August 2009**

Attendance:

Councillors:

Jeffs (Chairman) (P)

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

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

Deputy Members:

Councillor Berry (Standing Deputy for Councillor Huxstep)  
Councillor Pearce (Standing Deputy for Councillor Fall)

Others in attendance who addressed the meeting:

Councillors Cook, Stallard and Thynne

Others in attendance who did not address the meeting:

Councillors Humby, Mitchell and Verney

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1. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee, held on 9, 23 and 30 July 2009, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**  
[\(Report PDC822 refers\)](#)

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 Jeffs declared a personal (but not prejudicial) interest in respect of Item 2 as his wife was the Chairman of New Alresford Town Council's Planning Committee, which had commented on the application. Councillor Jeffs confirmed that he had no involvement whatsoever in the Town Council's deliberations and he therefore spoke and voted thereon.

By way of a personal statement, Councillor Berry explained that she had predetermined Item 3. Councillor Berry 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: Matterley Basin, Alresford Road, Ovington – Case Number 08/02622/FUL

Mrs Matthews (Upper Itchen Valley Society) and Ms Flemons (Itchen Valley Parish Council) spoke against the application and Mr Bruce (applicant) spoke in support.

The Head of Planning Management explained that it was necessary to amend paragraph 4 of the Report, as following discussions with the applicant's agent, it had been agreed that the paragraph did not clearly reflect the applicant's position with regard to the use of the site. Whilst the applicant had originally applied for permission to retain the humps and jumps only, they had since agreed with the Council that the application should include the whole track and its use.

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

Item 2: Land adjacent to Hurdle House, Bishops Sutton Road, Alresford – Case Number 09/00899/FUL

The Head of Planning Management clarified the numbering of the conditions from the Appeal Inspector's 1997 Decision and the changes between one of those conditions and the proposed conditions in the Report (page 28). It was also explained that, since the publication of the Report, a further representation had been received from County Councillor Porter, who had recommended that (if the Committee was minded to approve the application) a reasonable compromise would be to make it a personal condition. However, the Head of Planning Management explained that this had already been included in one of the proposed conditions.

Similarly, a further representation had been received from Ms Cleal, in which she had suggested a revision to a condition to include reference to Long Barn's full name, its site at Hill View Farm, that ingredients should be sourced from these sites, and that the ancillary items be limited to 20 per cent of total sales. However, the Head of Planning Management explained that this had been considered by officers, but it had not been the approach adopted by the Appeal Inspector. In addition, it would be difficult for the Council to enforce such a condition.

Ms Cleal and Councillor Cook (a Ward Member) spoke against the application and Mr Evans (New Alresford Town Council) and Mr Norris (applicant) spoke in support.

In summary, Councillor Cook highlighted the concern of some local residents regarding the application who considered that it could lead to an over-development of the site and traffic problems. However, he explained that the proposed conditions as set out in the Report had mitigated some of his original concerns, although he advised that the site should be carefully monitored to prevent planning creep and its over-use.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) set out in the Report. The Committee also agreed to delegate to the Head of Planning Management authority to require an amended plan, marking out the sale areas within the building before issuing the decision.

Item 3: 12 Devenish Road, Winchester – Case Number 09/00757/FUL

Mrs Frape and Councillor Berry (a Ward Member) spoke against the application and Mr Lamb (applicant) spoke in support.

In summary, Councillor Berry raised concerns regarding highways (safety and lack of car parking), the possibility of the proposed building appearing similar to new development on the opposite corner, and the potential for the proposed building to be converted into a four bedroom dwelling. She also objected to the application as it would result in the loss of a green space at the side of the existing property.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) set out in the Report. The Committee also agreed to delegate authority to the Head of Planning Management to:-

- (a) include an additional condition to ensure that a side window used obscured glass (to prevent overlooking) and;
- (b) require that an amended plan be submitted to clarify the position of the first-floor window to the side, as there was a discrepancy between the floor plan and elevation plan.

Item 4: Mill Cottage, High Street, Meonstoke – Case Number 09/00926/FUL

The Head of Planning Management explained that, subsequent to the publication of the Report, the applicant had confirmed that the septic tank under the area of the proposed garage was no longer in use and a new septic tank had been provided for the dwelling. An additional condition was therefore recommended to confirm this in writing and the location of the new tank.

The Report also incorrectly stated that the Parish Council had not commented on the application. The Parish Council's objection related to traffic concerns (it considered it to be contrary to Local Plan Review Policy T2) and that the proposed break in the flint wall would erode the character of the area and was therefore contrary to Local Plan Policy HE5.

Mr Varney and Councillor Thynne (Ward Member) spoke against the application and Mrs Wilks (applicant) spoke in support.

In summary, Councillor Thynne raised traffic concerns. She stated that the proposed new access was close to the village school and the potential danger to school children had encouraged 31 mothers to sign a petition against the application. She commented that the narrow nature of the road, combined with continuous on-street car parking and a high neighbouring fence, severely restricted visibility from the proposed access. She also explained that the loss of part of the flint wall should be resisted, as the site was within both a Conservation Area and the designated South Downs National Park. She added that the filling-in of the existing access would be a poor match with the surrounding flint-work.

Councillor Thynne also commented on the neighbours' concerns regarding the septic tank and the area's propensity for flooding; inaccuracies in the plans regarding the location of trees; and the change of levels between the access and the road.

In response, the Head of Access and Infrastructure explained that whilst both the existing and the proposed accesses were sub-standard, the proposed access was safer, as it enabled cars to leave in a forward gear. The Committee also noted that the driveway would be constructed from a porous material; that flint from the new access would be used to fill-in the existing access; and that the application would not harm any of the trees on site or their roots.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) set out in the Report and delegated to the Head of Planning Management authority to include an additional condition regarding the location of the septic tank.

#### Item 5: 16 Archery Lane, Winchester – Case Number 09/00518/FUL

The Head of Planning Management explained that, subsequent to the publication of the Report, amended plans had been received illustrating the proposed eaves detail and the Conservation Officer had confirmed these to be acceptable. Therefore, Condition 2 was no longer necessary.

The Head of Planning Management also reported that Councillor Mather (a Ward Member) had contacted the Planning Department after the publication of the Report to highlight local residents' concerns regarding the application.

Mrs Keen and Mr Whitworth (local residents) and Councillor Stallard (as Portfolio Holder for Heritage, Culture and Sport) spoke against the application and Mr Stevenson (applicant's architect) spoke in support.

In summary, Councillor Stallard stated that the building was within a Conservation Area and that an application to list the building had been submitted to English Heritage. She considered the planning application to be an inappropriate development; changing the visual integrity of the building with

the proposed glazed link (with associated light pollution) that would contrast adversely with neighbouring buildings. She added that the proposed large, undivided windows and materials were out of keeping with the area. Councillor Stallard considered that the proposed bedroom/bathroom “pod” should be regarded as a new building, rather than an extension, and it represented a considerable increase in footprint size over the existing building.

Following 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. These reasons should be based on the Committee’s concerns that the application failed to enhance or preserve the character of the Conservation Area (Policy HE5 refers). The Committee also agreed that the proposed loss of space between the buildings would lead to a cramped development and (Policy DP3 refers), detrimentally affect the spatial character of the area.

The following item had no public participation:

Item 6: Castle Farm, Denmead Road, Southwick – Case Number 09/01018/FUL

At conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) 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 5 (16 Archery Lane, Winchester) the application be refused, with authority being delegated to the Head of Planning Management (in consultation with the Chairman) to agree the detailed wording of the reasons for refusal as decided by the Committee and summarised above.

The meeting commenced at 9.30am and adjourned for lunch at 1.00pm, reconvened at 1.45pm and concluded at 3.30pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**RESOLUTIONS**

**27.08.2009**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

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

**1**                      **Conservation**

**Area:**

**Case No:**                      08/02622/FUL

**Ref No:**                      W19917/04

**Date Valid:**                      23 April 2009

**Grid Ref:**                      453962 127916

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

**Applicant:**                      Mr P Bruce

**Proposal:**                      Retention of existing motocross track including associated works to adapt the landform for such use and use for purposes of occasional elite motocross events

**Location:**                      Matterley Basin Alresford Road Ovington Hampshire

**Officer**                      REF

**Recommendation:**

**Committee Decision:**

Refuse for the following refusal condition(s):-

**Conditions/Reasons**

1 The proposed development is contrary to policies CE5, CE6, RT13 of the Winchester District Local Plan Review 2006, guidance within Planning Policy Statement 7 – Sustainable development in rural areas, PPG17 – Planning for Open Space, Sport and Recreation. Policies C2, and C3 of the South East Plan and guidelines RC6, RC7, RC8, and RC10 of the South Downs Planning Guidelines for the following reason:

i) The use of the motocross track will fail to conserve or enhance the Countryside and Area of Outstanding Natural Beauty. The proposal will harm / detract from the natural beauty, amenity, tranquillity and distinctive character of the area. The proposal fails to build upon or respect inherent qualities and characteristics of the area;

ii) There are no overriding exceptional circumstances with regard to social or economic benefits to allow the development in the proposed location.

2 The proposed development is contrary to policy DP1 and T1 of the Winchester District Local Plan Review for the following reasons:

i) It has not been demonstrated that the proposed use will not cause disruption / harm to the traffic network. A traffic management plan is required to show that the impact of any event can be effectively managed so as to mitigate any adverse impact on the local traffic network.

3 The proposal is contrary to policy DP1 and CE10 of the Winchester District Local Plan Review, because it has not been demonstrated that the proposal will not harm nesting birds within the area.

### **Informatives**

1. The development is not in accordance with the Policies and Proposals of the Development Plan set out below and there are no other material considerations that warrant the setting aside of such planning considerations which section 38(6) of the Planning and Compulsory Purchase Act 2004 require be afforded considerable weight in the determination of planning proposals.

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, DP11, CE5, CE6, CE8, CE10, RT13, T1  
South East Plan 2009: C2, C3, TSR2, TSR4



Item	New Alresford	Ward	The Alresfords
2	<b>Conservation Area:</b>	New Alresford - Boundary amendments May 1999, Published November 2001	
	<b>Case No:</b>	09/00899/FUL	
	<b>Ref No:</b>	W06446/04	
	<b>Date Valid:</b>	18 May 2009	
	<b>Grid Ref:</b>	459338 132683	
	<b>Team:</b>	EAST	<b>Case Officer:</b> Mrs Julie Pinnock
	<b>Applicant:</b>	Ms Jane Marsden	
	<b>Proposal:</b>	Variation of condition 5 of planning permission W06446/03 (Design and Access Statement and Appendices updated on web site 11.06.2009)	
	<b>Location:</b>	Land Adj Hurdle House Bishops Sutton Road Alresford Hampshire	
	<b>Officer</b>	PER	
	<b>Recommendation:</b>		

**Committee Decision:**

Approve subject to the receipt of a satisfactory amended plan which clearly labels the areas for sales and the staff areas to match that previously approved and the following condition(s):-

**Conditions/Reasons**

1 The areas shown for conservatory plants, general produce sales and covered open air sales on plan D9620.03 shall be used primarily for the display and sales of plants etc. grown by Long Barn and Long Barn bi-products (products made by Long Barn using botanical ingredients, oils and extracts); no goods other than traditional gardening accessories such as pots, seeds, bulbs, plant containers, hand tools, gloves, raffia, twine, baskets, trugs and cloches shall be displayed or sold without the prior written consent of the Local Planning Authority.

Reason: To define the permission, since the site lies in an area where general retail sales would not be permitted.

**Informatives**

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

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

Hampshire County Structure Plan Review: CC.6

Winchester District Local Plan Review 2006: DP.3, CE.13, CE.16, paragraphs 8.31 - 8.34 of Town Centre, shopping and Facilities chapter of the local plan, T1 - T4

3. The applicant is advised that the conditions imposed on planning permission 01/02355/FUL - W06446/03 continue to apply.

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

**3**                      **Conservation**

**Area:**

**Case No:**                      09/00757/FUL

**Ref No:**                      W21393/01

**Date Valid:**                      15 May 2009

**Grid Ref:**                      446921 131161

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

**Applicant:**                      Mr Jonathan Lamb

**Proposal:**                      Demolition of existing outbuilding to allow erection of 1 no. two bed dwelling with associated access and off road parking (RESUBMISSION)

**Location:**                      12 Devenish Road Winchester Hampshire SO22 6EX

**Officer**                      PER

**Recommendation:**

**Committee Decision:**

Approve subject to the receipt of a satisfactory amended plan which resolves the discrepancy between the first floor plan and west elevation in terms of the position of the first floor bedroom window to serve bedroom 2, and the addition of a condition to require the first floor window in the west elevation to be obscure glazed.

**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.

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

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

4 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.

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

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

6 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure, including any retaining structures:
- hard surfacing materials:

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

7 No development shall commencement until such time as a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. This Method Statement shall include details of the means of construction access, location of static plant to include skips etc and location of material storage. The development shall be carried out in accordance with those approved details.

Reason: to protect the existing landscape features including the hedge along the southern boundary and the off site tree to the east of the site in the interest of the amenity of the area.

8 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5.0 metres from the highway boundary.

Reason: In the interests of highway safety.

9 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.

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 No development shall take place until details of the proposed means of surface water disposal 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 satisfactory provision of foul and surface water drainage.

12 No development shall take place until the applicant or his successor in title has advised the Local Planning Authority of the measures which will be undertaken to protect the public sewers. Development shall be carried out in accordance with these approved details.

Reason: to protect the public sewers.

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

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

14 The first floor window shown on the west elevation shall be finished in obscure glass and thereafter permanently retained as such.

Reason: To prevent overlooking to the first floor window of the occupiers of 34 Pemerton Road.

### **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: H3, DP3, DP4, RT4  
South East Plan 2009: H1, H5, BE1

3. 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, SO23 9EH (tel: 01962 858688, or [www.southernwater.co.uk](http://www.southernwater.co.uk)).

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

**Item**                      **Corhampton And Meonstoke**                      **Ward**                      **Upper Meon Valley**

**4**                      **Conservation Area:**      Corhampton and Meonstoke - Extended March 1986  
**Case No:**                      09/00926/FUL  
**Ref No:**                        W13012/11  
**Date Valid:**                    29 April 2009  
**Grid Ref:**                      461333 119797  
**Team:**                         EAST                      **Case Officer:**      Ms Anna Rolls  
**Applicant:**                    Mr Timothy Wilks  
**Proposal:**                    Detached double garage with new access onto High Street  
close existing access and erect brick and flint wall  
**Location:**                    Mill Cottage High Street Meonstoke Southampton  
Hampshire SO32 3NH  
**Officer**                         PER  
**Recommendation:**

**Committee Decision:**

Approve subject to additional condition referred to in update sheet with reference to the siting of the septic tank (condition 20) and:-

**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 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/Millcott/001/ Rev B written by Kevin Cloud of Technical Arboriculture Ltd and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and thereafter retained until the works are complete.

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

3 Prior to the commencement of any work on 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 AIA/AMS-KC/Millcott/001/ Rev B. Work on site shall not commence without written permission from the Arboricultural Officer.

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

4 Prior to the commencement of construction of special surfacing under tree canopies, the Arboricultural Officer shall be informed and a pre-commencement site visit shall be carried out. Work on site shall not be carried out without written permission from the Arboricultural Officer.

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

5 No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement AIA/AMS-KC/Millcott/001/ Rev B.

Any deviation from works prescribed or methods agreed in accordance with Method Statement AIA/AMS-KC/Millcott/001/ Rev shall be agreed in writing to the local planning authority, and thereafter undertaken in accordance with the approved details.

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

6 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the local planning authority, has been appointed to supervise construction activity occurring on the site. The Arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved Arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the Arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the local planning authority Arboricultural Officer prior to commencement of development work.

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

7 The installation of the Cellular confinement system (CCS) shall be installed as per method statement AIA/AMS-KC/Millcott/001/ Rev B. The CCS shall be installed as per drawing 1412/200B from Graeme Stevenson ensuring the CCS covers the whole length and width of the proposed drive. 100mm cell web and separation fabric will be installed with 50mm gravel as the finished surface level.

The CCS will be laid before any works commencing on site and any areas of CCS that become damaged or are removed during the building works shall be repaired or replaced immediately, and thereafter retained.

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



8 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 have been submitted to and approved in writing by the Local Planning Authority.

There will be no trenching works or changes in soil levels unless it has been agreed between the Arboricultural supervisor and local planning authority.

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

9 Details of the additional temporary surfacing to be laid over the CCS in order to protect the CCS from damage whilst the works are being carried out, shall be submitted to and approved by the local planning authority in writing before development commences.

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

10 Details of the type of digger to be used to dig the footings of the garage, and the ground protection required for the digger, shall be submitted to and approved by the Local Planning Authority in writing before development commences.

The digger shall have low pressure tracks or tyres that spread the weight of the machine evenly over the soil.

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

11 The excavations for the new wall pillar shall be dug by hand to avoid damage to the walnut tree roots in that area.

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

12 No development shall take place until details and samples of the materials to be used in the construction of the new wall to the north-west of the property 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 the materials and details of the wall are sympathetic to the character of the area.

13 Before the garage hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 4.5 metres from the highway boundary.

Reason: In the interests of highway safety.

14 The existing access to the site shall be stopped up and abandoned and the new wall shall be erected in accordance with details to be submitted and approved by the Local Planning Authority, before the new access is first brought into use.

Reason: In the interests of highway safety and the amenities of the area.

15 No development shall commence until the Local Planning Authority has agreed in writing full details of a land drain to intercept groundwater in the vicinity of the garage foundations. This land drain shall be implemented in accordance with the agreed details before the garage is first brought into use.

Reason: To prevent the garage foundations blocking groundwater flow.

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

Reason: To improve the appearance of the site in the interests of visual amenity and to ensure the protection of wildlife.

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

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

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

19 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 (including rooflights or dormer windows), shall at any time, be constructed in the roof or the east and south elevations of the garage, hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties and in the interests of the appearance and character of the area.

20 A site plan showing the position of the current septic tank shall be submitted to the local planning authority before development commences. The applicant shall confirm in writing that the septic tank located under the approved garage is no longer in use.

Reason: To ensure the local planning authority that a new sewage treatment facility will not have to be provided.

### **Informatives**

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE4, HE5, CE6. T2.  
South East Plan 2009: BE1, BE6, NRM4, NRM5, C2, C3, CC6

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

4. The applicant advised that any alterations to the land within eight metres of the top of the bank of the main river River Meon requires prior consent from the Environment Agency under Water Resources Act 1991. Thus the part of the proposed new drain from gully to river requires such consent, but the garage and driveway do not. We confirm our preference for the final part of the proposed drain to be in the form of an open channel.

5. The site of the proposed garage development is shown as Flood Zone 1 on the Environment Agency's formal flood map, indicating a low frequency of fluvial flooding of the site. This does not give a complete picture of flooding, however, as the entire site falls within an area of groundwater flooding shown on the Environment Agency's historic flood map. This fact gives rise to two concerns;

1. The garage could be subject to occasional groundwater flooding;
2. Although the proposed gully would help to drain surface water and emerging groundwater from the High Street, the foundations to the garage could impede groundwater flow from the High Street to the River Meon, thereby potentially exacerbating groundwater flooding in the local vicinity of the High Street.

After referring to a) the Halcrow Group reports on flooding in Meonstoke in 2000/2001 and 2002/2003, and b) the Gifford flood risk assessment prepared for the applicants as part of an earlier application for residential development on the site, the Environment Agency considers that the flood risk to the garage would be satisfactorily low. We recommend, nevertheless, that the lowest parts of the garage are constructed of water damage resilient materials, and that belongings stored in the garage are kept well above floor level.

If the applicant were to place a land drain along the High Street side of the garage foundation and connect this to the proposed new drain to the river, this could mitigate the impediment by foundations of groundwater movement.

Please be aware that the Environment Agency have recently published a Developers Guide that can be viewed and freely downloaded at [www.environment-agency.gov.uk/developers](http://www.environment-agency.gov.uk/developers).

6. The applicant is advised that a pre start meeting on site should take place between the appointed Arboricultural supervisor and the Councils Arboricultural officer before the commencement of building works.

7. The applicant is advised that the drive should only be used by cars or light vans. There should be no heavy goods vehicles allowed on site.

8. The applicant is advised that the CCS shall be laid and inspected by the Arboricultural supervisor before any vehicle enters the site.

The CCS should extend over the wall footings and be bedded on the existing wall footings with a concrete sub base, so there is a (solid) ramp between the road and drive to accommodate the transition from road level to the drive level and prevent spread of the drive surfacing onto the roadway. The footings for the ramp should not extend into the garden beyond the position of the inside face of the existing wall.

9. The applicant is advised that the type of digger used to dig the footings of the garage should have low pressure tracks or tyre type that spreads the weight of the machine evenly over the soil. A specification detailing the type of digger to be used should be discussed with the Councils Arboricultural Officer before the commencement of works, and the appointed Arboricultural supervisor should provide details of ground protection for the digger.

10. The applicant is advised that all materials should either be carried in from road site to the building works or lifted in using a HI AB to avoid damage to the trees.

11. The applicant is advised that a skip should not be stored on the site, and there should be no mixing of sand and cement on site as it will damage the tree roots.

Item	Winchester Town	Ward	St Michael
5	<b>Conservation Area:</b>	Winchester Conservation Area	
	<b>Case No:</b>	09/00518/FUL	
	<b>Ref No:</b>	W11880/57	
	<b>Date Valid:</b>	18 March 2009	
	<b>Grid Ref:</b>	447797 129320	
	<b>Team:</b>	WEST	<b>Case Officer:</b> Andrea Swain
	<b>Applicant:</b>	Mr Keith Merrifield	
	<b>Proposal:</b>	(AMENDED PLANS) Single storey rear extension (RESUBMISSION)	
	<b>Location:</b>	16 Archery Lane Winchester Hampshire SO23 8GG	
	<b>Officer</b>	PER	
	<b>Recommendation:</b>		

**Committee Decision:**

Permission REFUSED for the following reason:

1. The development as proposed would be contrary to the provisions of policy DP.3 and HE.5 of the Winchester District Local Plan Review in that the proposal fails to preserve or enhance the character and appearance of the Winchester Conservation Area, and results in a cramped form of development that would erode the spatial characteristics of the area to the detriment of the locality.

**Informatives:**

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

Winchester District Local Plan Review 2006: DP3, HE1, HE2, HE5, and HE16  
South East Plan 2009: CC.6

**Item**                      **Southwick And Widley**                      **Ward**                      **Boarhunt And Southwick**

**6**                      **Conservation**                      Southwick  
**Area:**  
**Case No:**                      09/01018/FUL  
**Ref No:**                      W08809/01  
**Date Valid:**                      27 May 2009  
**Grid Ref:**                      462608 108833  
**Team:**                      WEST                      **Case Officer:** Mr James Jenkison  
**Applicant:**                      The Southwick Estate  
**Proposal:**                      Change of use of barns from agricultural to commercial (class B1), construction of new vehicular access and car parking, closure of existing access, demolition of dilapidated cartshed  
  
**Location:**                      Castle Farm Denmead Road Southwick Fareham Hampshire PO17 6HJ  
**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 development hereby permitted shall be constructed using external facing materials to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works on the site. The development shall be carried out in accordance with the approved details and materials.

Reason; To preserve the character and appearance of the conservation area and the settings of nearby listed buildings.

3 There shall be no demolition of any parts of the building except as detailed on the approved plans and accompanying Engineers' Report by Archibald Shaw dated 1st December 2008. The remaining parts shall be retained and incorporated in the new structure in accordance with the approved plans and accompanying Engineer's Report.

Reason; To comply with Local Plan Policies and to preserve the character and appearance of the conservation area.

4 No demolition or alteration to structures on the site shall take place until the applicant or their agents or successors in title has secured and implemented a programme of archaeological recording in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

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

5 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- existing and proposed finished levels or contours;
- means of enclosure;
- car parking layout;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.)
- retained historic landscape features and proposals for restoration.

Soft landscape details shall include the following as relevant: (Sub Para)

- 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:
- manner and treatment of watercourses, ditches and banks:
- implementation programme.

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

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



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

7 The proposed access and drive, shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot Bar End Road, Winchester, SO23 9NP prior to commencement of access works.

Reason: To ensure satisfactory means of access.

8 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 10 metres from the highway boundary.

Reason: In the interests of highway safety.

9 The existing vehicular access to the site, located adjacent to the western side of the buildings, shall be stopped up and abandoned and the verge crossing shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

Reason: In the interests of highway safety and the amenities of the area.

10 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 33 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

11 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall subsequently be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

12 All repairs and alterations to the barns shall be undertaken in accordance with the details outlined in Section 7 of the updated Bat and Bird survey undertaken by Michael Wood Associates for Southwick Estates dated July 2009 and submitted for this application.

Note: If bats are found within the building then a licence may be required from Natural England for any works to proceed on the site.

Reason: In the interests of nature conservation.

**Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3, CE17, HE5, HE17.

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