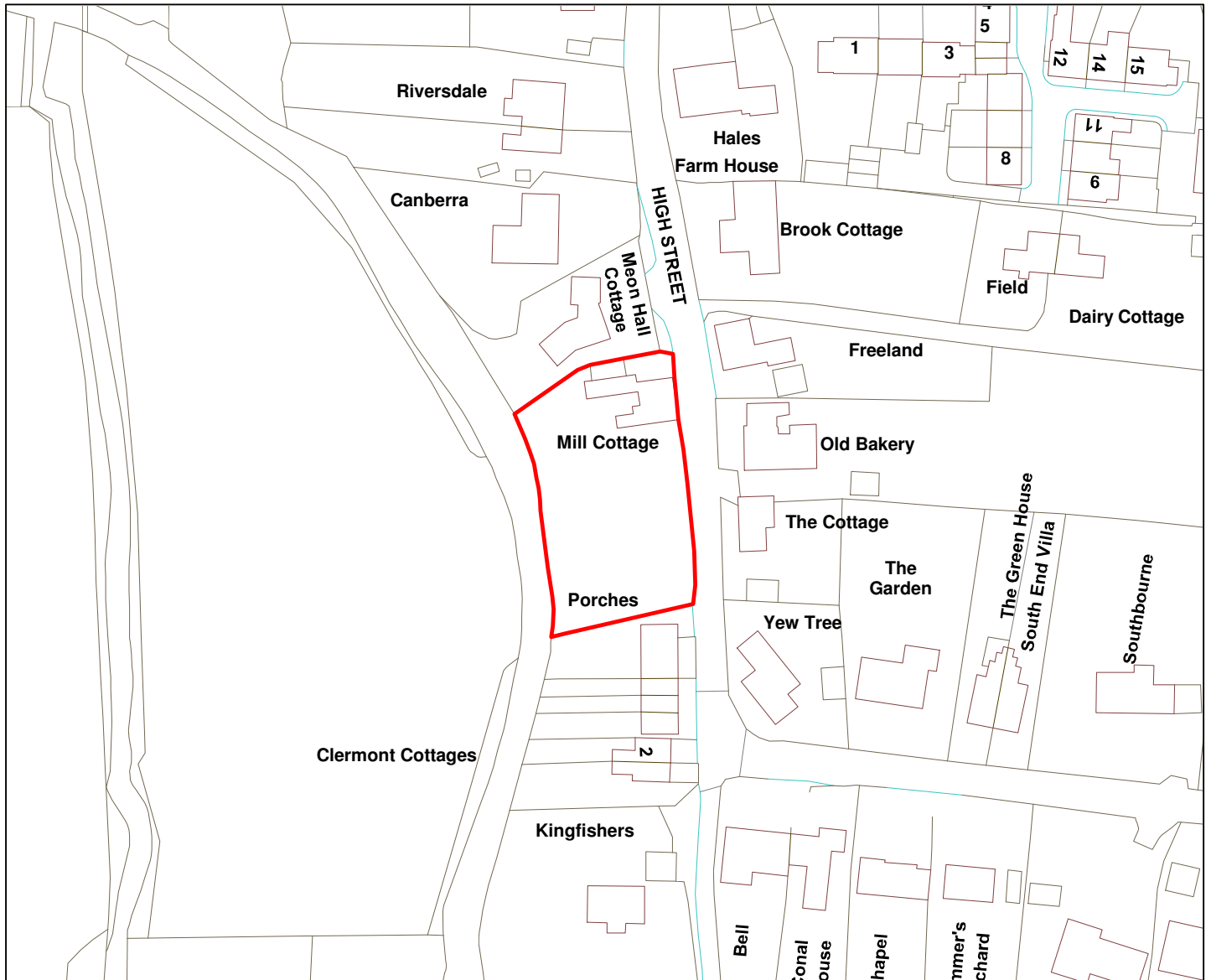


Mill Cottage, Meonstoke

09/00926/FUL



Winchester
City Council



Legend



Scale: 1:1250



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Organisation	Winchester City Council
Department	Development Services
Comments	
Date	12 August 2009
SLA Number	00018301

Item No: 4
Case No: 09/00926/FUL / W13012/11
Proposal Description: Detached double garage with new access onto High Street, close existing access and erect brick and flint wall
Address: Mill Cottage High Street Meonstoke Southampton Hampshire
Parish/Ward: Corhampton And Meonstoke
Applicants Name: Mr Timothy Wilks
Case Officer: Ms Anna Rolls
Date Valid: 29 April 2009
Site Factors: Corhampton and Meonstoke - Extended March 1986
Area of Outstanding Natural Beauty
Conservation Area
Within 50m of Listed Building
Site for Nature Conservation
South Downs National Park

Recommendation: Application Permitted

General Comments

This application is reported to Committee because of the number of objections received and at the request of Councillor Thynne, whose request is appended to this report.

Site Description

Meonstoke village lies within the Meon Valley and is within the open landscape of the South Hampshire Downs. The site is within the Area of Outstanding Natural Beauty (AONB), Corhampton and Meonstoke Conservation Area, and the proposed South Downs National Park.

Mill Cottage is located on the west side of the High Street, Meonstoke. It lies between the properties known as Meon Hall Cottage to the north and The Porches to the south. Both of these dwellings are two storey buildings. To the west of the application site lies the River Meon. Due to the proximity to the river, and the site's low-lying nature, it is identified as an area liable to flooding. The site is approximately 0.28ha. in area, rectangular in shape and generally flat, with a slight east to west fall (the western section of the site adjacent to the river is approximately 500mm. lower than the eastern part of the site). At present, the land forms part of the garden serving Mill Cottage.

There are existing trees in close proximity to the front boundary, and these trees are considered to make a positive contribution to the character and appearance of the area. There are other trees within the site, some of which are fruit trees. The site's front (eastern) boundary with the highway consists of a substantial (approximately 1.5m high) brick and flint wall. It is considered that the wall makes a positive contribution to the appearance and character of the street scene.

Mill Cottage is an unlisted building located in the heart of the Meonstoke Conservation Area, on the west side of the High Street, adjoining the River Meon and water meadows. It is a house of two storeys, with painted masonry elevations and a double hipped tiled roof. Both the cottage and its boundary wall contribute positively to the character and appearance of the conservation area, which is acknowledged in the Village Design

Statement (VDS), published in 2002 and adopted as supplementary planning guidance. The VDS indicates that existing flint and brick boundary walls should be retained on site boundaries in the conservation area.

Proposal

The current application proposes a new timber framed and boarded double garage with a steeply pitched plain clay tile roof, hipped on its east and west sides, and constructed of oak framing on a brick plinth/posts and clad in horizontal stained boarding. Access to the garage from the High Street would be through a 4-metre wide opening in the flint boundary wall at its southern end, adjoining the boundary wall with The Porches. New brick piers would make good the retained ends of the wall and form the framing of the new access. The present vehicular access, to the north of Mill Cottage, would be blocked up and replaced by a matching flint and brick wall with a single pedestrian gate.

Relevant Planning History

In 2007, planning permission was refused for two schemes. The first was for two new dwellings within the garden of Mill Cottage (ref: 05/ 03023/FUL), the second for one new dwelling (ref: 07/00099/FUL). Both refusals were the subject of appeals, which were subsequently dismissed, largely on the grounds of highway safety due to limited visibility and harm to the character and appearance of the area due to the potential loss of two trees.

A further application (ref: 07/03202/FUL), for the erection of a detached garage on broadly the same site as the previously proposed houses, was also refused, and subsequently considered at appeal (ref: APP/L1765/A/08/2071962).

This appeal's Inspector concluded that, provided the existing access was conditioned to be closed off, the proposed development would, on balance, have a beneficial effect on highway safety and the free flow of traffic on High Street, and there would, therefore, be no conflict with the aims of Policy T.2 of the Winchester District Local Plan 2006.

The second issue the appeal Inspector considered was the impact on trees. The Inspector concluded that the trees are attractive, fairly substantial and make an important contribution to the character and the appearance of the village. The appeal was dismissed solely on the grounds that '*the proposed development would potentially result in the loss of trees to the detriment of the character and appearance of the area, and, as such, fail to preserve or enhance the character or appearance of the Conservation Area in which the site lies. It would therefore conflict with Policies DP.3, DP.4 and HE.4 and HE.5 of the Local Plan.*'

Consultations

Conservation Officer:

No objection.

At the recent appeal hearing (on the refusal of application ref: 07/03202/FUL), the Inspector concluded that the removal of a limited part of the brick and flint boundary wall at its southern end (to create a vehicular access to the new garage) '*would preserve the character or appearance of the Conservation Area. So too would the proposed building, which is an attractive design in keeping with the style and scale of properties in the area.*'

The current application proposals are the same as in application ref:07/03202/FUL, with

minor changes to the access and the addition of further information about the Root Protection Area (RPA) for the walnut tree and plum tree on the site. Provided that there are no objections from the Arboricultural Officer to the provisions of the RPA, the character and appearance of the Conservation Area would be preserved by this application, and no reason is seen for objection from a Historic Environment perspective.

Safeguarding conditions should, however, be proposed in respect of the new wall, brick piers and new pedestrian gate, to ensure that the materials and details are sympathetic to the character of the area (Condition 12).

The condition of the flint wall was raised at the first informal hearing, and the Inspector concluded that there was '*no physical reason why this wall should not continue to contribute to the character of the area*'. The Conservation Officer considers that, if consent is granted for this proposal, it would be essential to require, by condition, that the remaining length of the wall be properly repaired using traditional techniques. This has been considered, but such a requirement would not be reasonable as it does not directly relate to the development.

Engineers: Drainage:

No objection, subject to the requirements of the Environment Agency (EA) and Building Regulations approval being gained. The applicant proposes to erect the garage with permeable paving for the drive and hard-standing and the EA wishes to have a land drain constructed along the east side of the garage, so that groundwater flow is not impeded. The garage will be built in the position now occupied by their septic tank, and a new sewage treatment facility will have to be provided, for which building regulation approval will be required and the EA will need to be notified (Condition 15).

Engineers: Highways:

No objection, subject to conditions

Previously, it was not proposed to remove / seal the existing substandard access once the new access was provided, and therefore the application could not be supported. The proposed new access, (which has been deemed acceptable by the appeal Inspector), whilst also substandard, would allow a vehicle to enter and exit the site in a forward gear (the existing access and turning area are not sufficiently large enough to allow this to take place). Therefore, this application can now be supported, with conditions proposed to stop up the existing access (Conditions 13 and 14).

Trees:

No objection, subject to conditions (Conditions 2 to 11).

One of the reasons the previous applications have been unacceptable was that no or little tree protection methods were submitted. This application has been submitted with a detailed Arboricultural Report which shows how the development can be implemented without damaging the trees. The Arboricultural Officer has requested that extra heavy duty cell-web be used and the whole drive is cell-webbed, not just the RPA of the walnut tree. This has satisfied the previous concerns.

Environment Agency:

No objection in principle, subject to a condition in respect of drainage (Condition 15).

Representations

Corhampton and Meonstoke Parish Council:

No comments received.

One letter of objection received from Councillor Thynne.

20 letters, and a petition signed by 20 parents of the children attending Meonstoke School, have been received, objecting to the application for the following reasons:

- The break to the flint wall will damage the appearance and character of the village / conservation area;
- The proximity of the site, and new substandard access, to a nearby school;
- The addition of a further substandard access with restricted visibility;
- The nearby fence obscures visibility;
- Visibility sightlines are not in the ownership of the applicant;
- The proposal is contrary to the determination of recent appeals at the site;
- The proposal is contrary to the guidance within the Village Design Statement;
- Potential damage to, and felling of, existing trees;
- The proposed building is excessively tall and has no justification for being two storey;
- There is potential for the garage to be converted to living accommodation in the future;
- The development will damage a garden within the village and AONB;
- Potential for flooding at the site;
- The removal of the ash tree will damage the main surface water drain for the High Street, which will cause flooding;
- The large garage will hide the attractive cottage from public views;
- National Park status gives greater emphasis on the need to preserve the beauty of the location.

Relevant Planning Policy

South East Plan 2009:

BE1, BE6, NRM.4, NRM.5, C2, C3, CC6

Winchester District Local Plan Review

DP1, DP3, DP4, HE4, HE5, CE6. T2.

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

PPG 15 Planning and the Historic Environment

PPS 25 Development and Flood Risk

Supplementary Planning Guidance

Corhampton & Meonstoke Village Design Statement

Other Planning Guidance

Site of Importance for Nature Conservation (SINCS): Winchester District

The Hampshire Landscape: A Strategy for the Future

Planning Considerations

Principle of development

The site is situated within the settlement boundary of Meonstoke, the Meonstoke Conservation Area, and the East Hampshire Area of Outstanding Natural Beauty

(AONB). Adopted and saved policies of the Local Plan have a presumption in favour of development, provided the proposal is acceptable in terms of its design, impact on the character of the conservation area and the AONB, highway safety, and tree protection.

As detailed in the planning history, a very similar proposal to the one now under consideration was refused under delegated powers by Officers on 14 February 2008, for three reasons, two of which related to highway safety, in terms of the visibility splays, and the creation of a second access, and the third of which related to a lack of information regarding long term tree protection at the site. That application was the subject of an appeal, which was dismissed on 30th September 2008. As detailed in the planning history section above, the only reason for dismissing the appeal related to the lack of an appropriate arboricultural impact and method statement.

The appeal decision carries significant weight in the determination of this application, along with adopted policies of the Local Plan. This application has been submitted to overcome the previous reason for refusal in the appeal decision.

Design/layout

The proposal is for the erection of a detached double garage, new access (stopping up the existing access), and a new brick and flint wall. The design of the garage is simple in form with two single double garage doors to the south elevation, and no other openings. It has a pitched roof, with half hipped gable ends. A short section of brick and flint walling is to be provided where the existing vehicular opening is to be closed. Both the design and layout of the garage, and the section of new walling, are acceptable.

Impact on character of area

The proposed new garage building will not have a harmful impact upon the character or appearance of the conservation area, AONB, or the proposed National Park. The general scale and height of the building are acceptable, given the size of the garden and space around the garage, and with the use of appropriate materials, which consist of timber boarding, facing bricks, and plain clay tiles. The relationship in terms of visual appearance with neighbouring buildings is also considered to be acceptable, with the garage 12m. away from the south boundary with The Porches.

The appeal Inspector also concluded that the garage design is attractive and in keeping with the style and scale of the properties in the area. Even if glimpsed in views from the countryside beyond, it would appear entirely appropriate in its setting.

The Arboricultural Officer is now satisfied that the trees can be retained, which will preserve the character and appearance of the conservation area.

The Conservation Officer wishes to preserve the character and appearance of the conservation area by requiring a condition to secure the repair of the remaining length of the wall using traditional techniques. This is not considered to be reasonable, in planning terms, as it does not directly relate to the development. However, a condition has been added to ensure that the materials of the new wall are appropriate (Condition 12).

Impact on neighbouring property

The garage is not within close proximity to neighbouring properties, such as to cause overshadowing or to be overbearing. A condition is recommended to ensure that windows cannot be placed within the roof without permission from the Local Planning Authority, to

ensure that no overlooking could occur in the future (Condition 19). It is therefore considered that the development will not have an unacceptable adverse impact on adjoining land, uses or property.

Landscape/Trees

The impact to existing trees was the appeal Inspectors main area of concern when he determined the last appeal. He commented that the walnut and pear tree are attractive and fairly substantial trees, and their loss would be harmful as they make an important contribution to the character and appearance of the village. The applicant has now commissioned an Arboricultural Impact and Method Statement. Initially, the Arboricultural Officer still raised concerns regarding the proposal. However, following a number of site meetings, and a requirement for further information (Conditions 2 to 11), he now considers the proposal acceptable, and is satisfied that the trees can be protected both during development, and in the future. In addition, a landscape scheme is recommended by condition (Condition 16), to ensure that the development provides an attractive appearance in the interests of visual amenity and to ensure protection of wildlife.

Highways/Parking

The proposal is to close the existing sub-standard vehicular access, and create a new one, which will enable vehicles to enter and leave the site in a forward gear. Local residents have raised concerns regarding inadequate visibility splays, and that the sightlines are not in the applicant's ownership, and, whilst it is acknowledged that the proposed new access does not meet current standards, the appeal Inspector was satisfied that, by closing the existing access, the proposed access was better and would provide a small benefit in highway safety terms. On this basis, the Highways Engineer is now satisfied with the proposal, subject to conditions (Conditions 13 and 14). Furthermore, the Officers recommend a condition to restrict the use of the garage to ensure that it does not become an independent unit of accommodation (Condition 18). Any such proposal would, amongst other things, need to be considered in terms of the impact on the retained trees and additional traffic.

Recommendation

Application Permitted, subject to the following conditions:

Conditions

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 Method Statement 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 the construction of the 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 with 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's 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 that 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 commence 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 in writing between the arboricultural supervisor and the 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 in writing by the Local Planning Authority, 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 in writing by the Local Planning Authority 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 to and approved in writing 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 approved scheme 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.

Informatives

1. This permission is granted for the following reason:

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 is 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 the 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. The EA confirms its 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. However, this does not give a complete picture of flooding, 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. The EA nevertheless recommends 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 of groundwater movement by foundations.

Please be aware that the Environment Agency has recently published a Developers Guide that can be viewed and freely downloaded at 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 Council's 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 that 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 a 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 Council's 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 the road side 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.

Agenda Item 4: letter and form from Councillor Thynne (formerly Councillor Biggs).

Please note: The hard copy of the agenda only contains the referral form sent by Councillor Thynne, and not her 2 page letter. This will be rectified by appending the letter to the update sheet for the Committee meeting on 27th August.



Winchester
City Council

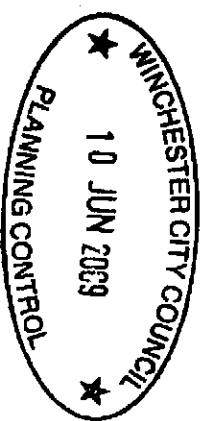
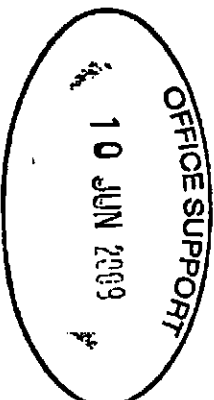
Councillor
Caroline Biggs

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Meonstoke
SOUTHAMPTON
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tel 01489 877 539

8 June 2009

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website www.winchester.gov.uk



Ms Anna Rolls
Planning Control
City Offices
Colebrook Street
Winchester
SO23 9LJ

Dear Ms Rolls

Case No: 09/00929/FUL - W Ref. W13012/11
Mill Cottage, High Street, High Street, Meonstoke - Detached double garage with new access onto High Street, close existing access and erect brick and flint wall.

I am writing to oppose this latest planning application.

The proposed new access will be more dangerous that that proposed for closure, being closer to the fence panels belonging to the Porches next door, with the result that there will be no clear sight line, denying visibility both to the entrance lane to the village school and a right-angled bend in the road, which is of worrying concern to many of the School childrens' parents. Notwithstanding the comments of the Inspector in the most recent Decision Notice (APP/L1765/A/08/2071962 - 30 December 2008) there is considerable concern among the residents of the High Street that this application is unacceptable and contrary to Policy T.2 (i)

As well as now being in the South Downs National Park, this application is contrary to the Village Design Statement, which states that existing flint and brick boundary walls should be retained in site boundaries and to breach this wall would contravene Policy HE8 in the local plan. By adding a modern flint and brick wall along the existing site it would erode the character of the area and would therefore be contrary to Local Plan Review Policy HE5.

The Technical Arboriculture (7.5) states that "No account has been taken of the effects of the trees or their removal directly or indirectly on any buildings or structure/s relating to the possibility of subsidence or heave." It is therefore important to note that the main storm drain for the lower end of the village runs adjacent to the ash trees which the Applicant intends to remove. Any

City Offices, Colebrook Street, Winchester, Hampshire, SO23 9LJ

tel 01962 840 222 fax 01962 848 555

telephone calls may be recorded



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damage to this drain would result in adverse consequences for the surrounding properties.

If the Council decided to support this application, I would further ask that it was referred to Committee. However without prejudice to the conclusion that planning permission should be refused, the grant of any planning permission would need a restriction order to forbid any future development to modify this said garage into a dwelling/ studio of any sort.

For all these reasons, I would ask you to dismiss this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Caroline Thynne', written in a cursive style.

Caroline Thynne
CLLR UPPER MEON VALLEY WARD

City Councillor's request that a Planning Application be considered by
Planning Development Control Committee

Request from Councillor	Mark Sturges supported by Councillor A Standa
Case Number:	09/00 929/FCU W 13012/14
Site Address:	Wilt Cottage Nearstone
Proposal Description:	Developed open site garage new access created new brick front wall
Requests that the item be considered by the Planning Development Control Committee for the following material planning reasons:	Conforms to AEs of local plan 12 (i) and AEs - drainage issues

Once completed, please email this form to the relevant Planning Case
Officer and the Head of Planning Management.