

**PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE**

**8 December 2009**

Attendance:

Councillors:

Jeffs (Chairman) (P)

Baxter (P)  
Bell (P)  
Busher (P)  
Evans (P)  
Fall

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

Officers in Attendance:

Mrs J Pinnock (Team Manager, Planning)  
Ms J Rarok (Senior Planning Officer)  
Mr J Jenkison – (Principal Planning Officer)  
Mrs A Davidson - (Historic Environment Manager)  
Ms F Sutherland (Planning and Information Solicitor)  
Mr S Maggs (Housing Strategy & Development Manager)

1. **CHAIRMAN'S ANNOUNCEMENT**

The Sub-Committee met at Winchester Guildhall, where the Chairman welcomed to the meeting six members of the public.

2. **DECLARATION OF INTERESTS**

Councillor Busher a declared personal (but not prejudicial) interest in respect of Report PDC381 (Item 2) below, as she was acquainted with both an objector to the application and the applicant's agent. She spoke and voted thereon.

3. **15 FOLLY FIELD, BISHOPS WALTHAM – CASE NUMBER 09/01809/FUL**  
**([Report PDC381 Item 2 refers](#))**

The Chairman reminded the Sub-Committee that the application had been considered by the Planning Development Control Committee at its meeting held on 19 November 2009. At that meeting, Members agreed that the application should be determined by the Planning Development Control (Viewing) Sub-Committee, following a site visit. The Committee had agreed that it was unable to determine the application without first visiting the site to

assess the close proximity of the development to neighbouring properties in Eastways and Folly Field.

Therefore, immediately prior to the public meeting in the Guildhall, Winchester, the Sub-Committee visited the site.

The Chairman stated that, at the site visit, the Sub-Committee viewed the application site where Members were shown the position of the new dwellings, together with the proposed access and parking. At the site visit, Members had also noted the proposal's relationship with neighbouring properties, including the height of the new dwellings.

Mr Jenkison reminded Members of the main issues regarding the application as summarised in the Report. The application proposed the erection of two three bedroom dwellings with new access and parking within a site on a corner plot at the end of the Folly Field cul-de-sac. This site was adjacent to neighbouring properties at 8-10 Eastways at the rear boundaries to Folly Field. The proposals included the demolition of a single storey side extension to 15 Folly Field and removal of some garden space at 14 Folly Field to facilitate the development. The new houses would face the side wall of 14 Folly Field. It was proposed that the new dwellings would be transferred to Swaythling Housing Association as the Registered Social Landlord.

In conclusion, Mr Jenkison summarised that the proposal was for modest development of the plot and that the new dwellings would fit in well within the character of the surrounding residential area.

Responding to questions, Mr Jenkison provided assurances that the height of the new houses in relation to those in Eastways would be as shown in the plans. This could be further secured by way an additional condition to specify that slab levels be measured and agreed in advance of building commencing.

Mr Jenkison also demonstrated that there would be sufficient distance to neighbouring properties in Eastways (17.5 – 18.5 metres at an angle) and that there would be no windows in the upper storeys of these walls. He also reported that the simple design of the wall facing these neighbouring properties would not be overbearing. The Sub Committee noted that Condition 3 referred to hard and soft landscaping as part of the proposal. A Member requested that these be revised, to specify that planting at the boundaries to the wall should be of appropriate species, which would grow to sufficient height. This would mitigate some of the concerns expressed by Members that the blank wall would be overbearing, by softening its appearance. This was agreed.

The Sub Committee discussed parking provision related to the application. Responding to some concern over how the spaces would be allocated to residents, Mr Jenkison reminded the Sub-Committee that the Registered Social Landlord would be responsible for their allocation.

During further questions, Mr Maggs clarified that the existing house at 15 Folly Field would also be transferred from the Council's ownership to the Swaythling Housing Association. This property currently required extensive renovation work. Members also referred to the existing Council tenant of 14 Folly Field who was to lose some garden space to the new development. It was suggested that appropriate precautions be made to ensure that machinery etc did not encroach onto the remainder of the garden during construction. Further to this, Mr Maggs indicated that he would support the request of the Sub Committee to modify Condition 5, to ensure that a new fence be erected to protect the new garden boundary of 14 Folly Field before construction commenced. Mr Maggs also acknowledged a suggestion of the Sub Committee, that the existing tenant be offered assistance should he wish to convert his existing lawned areas to replace the vegetable plots that were to be lost as part of the land transaction. This could be achieved by way of an informal arrangement and he undertook to progress this.

Following further debate, the Sub Committee was generally satisfied that, on balance, the development would not have an adverse impact on the amenity of existing residents in Folly Field and Eastways. Members were mindful that the existing site was currently under-utilised, unsightly and it was also of the Council's priorities to provide affordable homes. Members discussed whether one additional dwelling could be more easily accommodated within the site; however, it was acknowledged that a similar development had been constructed at the other corner of the cul-de-sac. Members also acknowledged concerns that existing parking congestion in the cul-de-sac was likely to be exacerbated by the development, especially from visitors to the new dwellings, despite the allocation of four spaces for the two new dwellings.

At conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) set out in the Report, with changes to Conditions 3 and 5 as described above, with the detailed wording delegated to the Head of Planning Management in consultation with the Chairman. Revised Conditions 3 and 5 are set out below.

#### RESOLVED:

That, provided the applicant enters into a Legal Agreement to secure financial contributions for public open space (£4,080.00) and sustainable transport improvements (£7,490.00) and the provision of the two dwellings as socially rented affordable housing in perpetuity, the application be permitted, subject to the following conditions:

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)

#### Conditions

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 dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

- hard surfacing materials;
- other vehicle and pedestrian access and circulation areas;
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.);
- car parking layout;
- means of enclosure, including any retaining structures;
- existing and proposed finished levels or contours.

Soft landscape details shall include the following as relevant:

- planting plans which shall include measures to reinforce the boundary planting with trees / hedges of sufficient height to help mitigate the visual impact of the side elevation of the development facing Eastways;
- implementation programme;
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- written specifications (including cultivation and other operations associated with plant and grass establishment.

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

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the dwellings hereby permitted are occupied or in accordance with the programme agreed with the Local Planning Authority. If, within a period of five years after planting, any tree or plant is removed, dies or

becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings hereby approved are occupied other than in regard to the new boundary fence with No.14 which shall be erected in its final form before any development pursuant to this permission is commenced. Development shall be carried out in accordance with the approved.

Reason: In the interests of the visual amenities of the area.

6. 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.

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

Reason: In the interests of highway safety.

8. The parking areas shall be provided in accordance with the approved plans before the dwellings are first occupied, and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the use of the dwelling houses as residences.

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

9. The dwellings shall be constructed in accordance with the approved plans and at no stage thereafter shall any of the dwellings, hereby approved, be combined to form a larger dwelling unit.

Reason: To maintain the stock of affordable dwellings within the parish of Bishops Waltham.

10. Details of the floor slab and roof ridge height levels and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the site. The submitted details shall demonstrate that the development is able to be constructed such that the roof ridge height of the dwellings hereby approved will not exceed 1.5 metres above the roof ridge height of 9 Eastways. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development does not have an overbearing impact on neighbouring residential properties.

11. No development, or site preparation prior to operations, which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, 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 interest of the site is properly safeguarded and recorded.

12. None of the dwellings of the development hereby approved shall be occupied until a system for the disposal of sewage and surface water (including methods for the retention/management of greywater and stormwater within the site, such as water butts) has been provided on the site, in accordance with details (including layout plans, sections and calculations) to be first submitted to and approved in writing by the Local Planning Authority.

NB: The scheme to be submitted for approval should be prepared in consultation with Southern Water and should incorporate measures such as water butts.

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

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 west side elevation (facing No. 9 Eastways) of the development hereby permitted.

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

14. 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 by 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.

#### 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, DP9  
H3, H5, H7, RT4, T3, T4, T5

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. 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).

5. The applicant is advised that the conditions for landscaping and stormwater drainage will not be able to be discharged until archaeological investigations have been complete. The archaeological investigations will need to account for the proposed locations of drainage and sewerage pipes and soakaways.
6. 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 recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
7. During construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, 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.

4. **LONE FARM, NORTHINGTON ROAD, ITCHEN ABBAS – CASE NUMBER 09/01306/FUL**  
([Report PDC381 Item 6 refers](#))

The Chairman reminded the Sub-Committee that the application had been considered by the Planning Development Control Committee at its meeting held on 19 November 2009. At that meeting, Members agreed that the application should be determined by the Planning Development Control (Viewing) Sub-Committee, following a site visit. The Committee had agreed that it was unable to determine the application without first visiting the site to assess the advice of the Conservation Officer and also to make comparisons of the existing structures to the proposals under consideration.

Therefore, earlier that morning, prior to the public meeting in the Guildhall, Winchester, the Sub-Committee visited the site.

The Chairman stated that, at the site visit, the Sub-Committee viewed the existing structures at the site, noting their overall condition and internal historic timber framing and their position in the surrounding landscape.

Mrs Rarok reminded Members of the main issues regarding the application as summarised in the Report. She also referred to the concerns of the Council's Conservation Officer, who had submitted further representation on the proposals, which had been reported to the Planning Development Control Committee at its meeting held on 19 November 2009.



In summary, Mrs Rarok stated that the proposal was for the demolition of three modern agricultural buildings and for the conversion of three timber framed barns to a three bedroom live/work unit, a five bedroom dwelling and a work unit. Members were reminded that the application sought to make several amendments to a similar scheme that had been previously granted planning permission in January 2009.

Mrs Rarok referred the Sub-Committee to the representation of the Conservation Officer who had, in summary, raised several concerns that various design elements within the proposals under consideration would be detrimental to the character and appearance of the barns. It had been considered that the proposals were therefore more representative of a considerable "rebuild" of the barns as opposed to their sympathetic conversion.

Mrs Rarok also drew attention to a recently submitted representation from Itchen Valley Parish Council who supported the proposals. She also reminded Members that the three barns were not Listed Buildings, nor within a Conservation Area, but were of historic merit due to their timber frame construction. Further to requests, she explained the main differences to the latest planning application to the proposal which had been approved earlier in 2009. The Sub Committee observed the differences to elevations, roof lights, changes to fenestration and alterations to doorways.

The Sub Committee asked a number of detailed questions, especially with regard to which specific elements of the proposals had been considered as likely to particularly cause material harm to the historic structure of the barns.

Mrs Davidson referred to best practice guidance issued by English Heritage and by Hampshire County Council for the conversion of historic agricultural buildings. However, she confirmed that these were not statutory consultees as the structures were not Listed Buildings.

With regard to the proposed raising of the eastern elevation roof pitch of the main barn to its doorways (to mirror this historic feature at the western elevations), she advised that this was at odds with the historic design of the structure, for its original agricultural function of threshing. She explained that the porches were designed to be subservient one to the other, so to allow wind and air flow through the barn, which was an integral part of threshing. Therefore, the balancing up of these porches and modifications to other elements of the building's proportions would contribute to the barn appearing 'top heavy'. This was likely to impose a modern design that was not authentic, or sympathetic to the building's historic design and purpose.

In response to a question with regard to the existing corrugated iron roof of the barns, Mrs Davidson advised that it could be acceptable in some circumstances for this to be retained, although it was recognised that it was generally unsightly and would be unsuitable for the majority of residential conversions.

Mrs Davidson also answered questions with regard to the location of the proposed roof lights. She explained why the proposed range of roof lights would not, on balance, achieve the correct visual balance for the conversion of the historic structure. She reminded the Sub-Committee that the changes to the new windows to that previously approved were due to changes to internal sub-division. Their design was also different and would no longer be recessed into the roof. This was also less desirable in terms of their visual appearance.

During debate, Members referred to the Sub Committee's site visit. It had been noted that the site was currently unsightly, the structures were in a poor state of repair and that the historic wooden structure was only visible from inside the building. Members were also mindful that some specific elements of the design of the proposals for the buildings were likely to be subjective. It was also acknowledged that this latest application for the site, in addition to those previously submitted, was likely to have various deficiencies with regard to potentially compromising the historic fabric of the barns. However, it may be necessary for some practical compromise in order to enable urgent improvements and to stop further deterioration of the structures. There was some concern that should planning permission be refused, the applicant may be unable to deliver a scheme that met his needs and also achieved considerable visual improvement to the site and to the buildings, including from distant views from the north and west. However, Members acknowledged that it had been difficult to achieve a proposal that struck a balance between a restoration of a historic structure in a rural area and a scheme that delivered the appearance of a new build in the countryside.

Therefore the Sub Committee agreed that, on balance, it did not support the recommendation set out in the Report for the above reasons and instead agreed to grant planning permission, with authority being delegated to the Head of Planning Management to set out appropriate conditions. These would be similar to those for the previous permission granted in January 2009 for the site, including retaining the detail of the fenestration and rooflights and also to remove permitted development rights at the site. In summary, it was agreed that the Sub Committee's reason for granting planning permission was that the proposals were not contrary to Policy HE17, as they did not consider the proposal to be detrimental to the agricultural and historic characteristics of the building.

**RESOLVED:**

That planning permission be granted, subject to the following 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 The workspace hereby approved (shown on drawing no: 2.113 rev B) shall only be used by occupiers of the adjoining barn as hereby approved to be converted to a dwelling (shown on drawing no: 2.104 Rev C). the workspace shall not be sub-let, sold off or used as ancillary residential accommodation.

Reason: To prevent the establishment of an independent commercial business or a further residential unit in a countryside location for which there is no justification for such development.

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

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

Soft landscape details shall include the following as relevant:

- position of retained trees and measures for their protection during construction:
- planting plans:
- manner and treatment of watercourses, ditches and banks:
- implementation programme:

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

4 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work 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 interest of the site is properly safeguarded and recorded.

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

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

6 Prior to the commencement of work the following details shall be submitted to and approved in writing by the Local Planning Authority:-

- large scale plan, elevations (1:10) and full size sections of the windows showing sections for all proposed windows;
- the new cill in relation to the opening into which it is to be set;
- the frames/mouldings to be used;
- the method of opening;
- the connection points of framing to studwork.

The development shall be carried out in accordance with these approved details.

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

7 A detailed design (including large scale elevations and sections) for the glazed entrances and constructional details covering the means of insulating the walls and roof, and full details of all new external 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 building.

8 Prior to development a statement shall be submitted to, and approved in writing by the Local Planning Authority, detailing the methods for forming openings in, and supporting the existing walls. The development shall be carried out in accordance with the approved details.

Reason: To ensure adequate safeguards are in place to protect the structure and the works are of a standard appropriate to a building of architectural and historical note.

9 Prior to the commencement of work the following details shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with those approved details:

- repairs in oak of the timber frame particularly those at cart entrances. Joints that are to be repaired and timber that is to be replaced should be marked up on site so that the extent of repair/replacement is clear to all. Repairs should be executed using traditional carpentry with as much material retained in situ as possible;
- a programme for carrying out the work;
- detailed design (including large scale elevations and sections) for four cart entrances and constructional details covering the means of insulating the walls and roof. The drawings are required to show how the interfaces between the main roofs and the hipped gables are to be achieved without disrupting the architectural interest of the building.

Reason: To maintain the architectural interest of the building.

10 The new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: To maintain the architectural interest of the building.

11 Prior to the commencement of work on site, samples of the roofing materials to be used on the barns shall be submitted to and approved in writing by the Local planning authority. The development shall be carried out in accordance only with the approved details and materials.

Reason: To maintain the architectural character and appearance of the building

12 There shall be no demolition of any part of the building except as detailed on the approved plans. The remaining part shall be retained and incorporated in the new structure in accordance with the approved plans.

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

13 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 building.

14 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

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

15 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.

16 This consent is for the conversion not the rebuilding of the barn so any subsequent requirement for underpinning or rebuilding of any parts

shall first be agreed in writing with the Local Planning Authority prior to commencement of work.

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

17 Clearance of trees, buildings and areas of scrub shall avoid the bird breeding season, March to August inclusive, to reduce the likelihood of harm to breeding birds.

Reason: In order to protect against harm to breeding birds.

18 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) the timber cladding across the window openings shall be retained and maintained in good order in perpetuity and in accordance with the approved details.

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

19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E, F, G and H 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.

20 All weatherboarding, timber screens and external surfaces of window framework to be stained black and retained and maintained as such in perpetuity. All softwood used in this project shall be either pre-treated or treated with preservative on site to a thirty year guarantee standard. The preservative is to be of an environmentally safe type (i.e. "bat friendly") and of a non-flammable type. Treatment of any other timber (with a preservative or intumescent paint) shall be agreed in writing with the Local Planning Authority before proceeding.

Reason: To ensure work undertaken is follows good conservation practice for agricultural buildings, is durable, has a reasonable life span and is sustainable.

21 Development shall be carried out in adherence with the measures set out in 'Method Statement to accompany Natural England Licence application in respect of bats Document 1 - Background and Supporting Information' (John Poland August 2009) and 'Method Statement to

accompany Natural England licence application in respect of bats Document 2 Delivery Information' (John Poland, August 2009).

Reason: To ensure that the required mitigation for bats (European protected species) is implemented.

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

Reason: In the interests of highway safety.

23 Details of provisions to be made for the storage of materials, construction plant and equipment on site during the period of development shall be submitted to and approved in writing by the Local Planning Authority. Such storage shall not occur within the tree protection zones as detailed in condition 3 above. Such measures shall be retained for the construction period.

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

24 Before any works hereby permitted are begun, details of the ground source heat pump and any associated works shall be submitted to and approved in writing by the Local Planning Authority. Such details to show the relationship of the proposed ground source heat pump and associated works to the Scheduled Ancient Monuments within the vicinity of the site.

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

**Informatives:**

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.

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

Winchester District Local Plan Review 2006: DP3, DP4, DP6, CE16, CE17, CE24, HE1, HE2, HE17, RT4 South East Plan 2009: BE6, C4, CC6, T4

A European Protected Species Licence must be obtained from Natural England prior to the commencement of development works on site that may affect the species concerned. Advice should be sought from the ecologist who undertook the survey of the site. The grant of planning permission does not absolve the applicant from complying with the relevant law, including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of the Circular.

The applicant is advised that before they install a foul water disposal facility they must obtain a consent to discharge from the Environment Agency.

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.

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.

The applicant is advised that there may be asbestos within the fabric of the buildings. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.

The applicant is advised that any problems regarding the pipeline need to be resolved with the Government Pipelines and Storage Systems operator who can be contacted at:

Amco Construction, Ashdon Road, Saffron Walden, Essex  
CB10 2NF Tel: 01799 564101

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).

The meeting commenced at 2pm and concluded at 3.40pm.

Chairman