

PLANNING DEVELOPMENT CONTROL COMMITTEE

28 January 2010

Attendance:

Councillors:

Jefferies (Chairman) (P)

Baxter (P)

Bell (P)

Busher (P)

Evans

Fall (P)

Huxstep (P)

Johnston (P)

Lipscomb (P)

Ruffell (P)

Tait (P)

Deputy Member:

Councillor Pearce (Standing Deputy for Councillor Evans)

Others in attendance who addressed the meeting:

Councillor Verney

Others in attendance who did not address the meeting:

Councillor Wood

1. **MINUTES**

The Committee corrected errors in the attendance record for the meeting held on 17 December 2009. These were that Councillor Baxter was present and that Councillor Read had attended as a Deputy Member for Councillor Lipscomb, not Councillor Baxter as recorded. In addition, Councillor Johnston had not been present for that meeting.

RESOLVED:

That, subject to the above amendments, the minutes of the previous meetings of the Committee, held on 10 and 17 December 2009, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**
[\(Report PDC837 refers\)](#)

The Chairman explained that this item had been postponed from the meeting of the Committee held on 7 January 2010, which had been cancelled due to heavy snowfalls that week.

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

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

Item 1: 1 Ropley Business Park, Ropley – Case Number 09/01342/FUL

The Head of Planning Management explained that, subsequent to the publication of the Report, there had been minor changes to the relevant national planning policies pertaining to this application (Planning Policy Statement 4: Planning for Sustainable Economic Growth). However, this did not affect the officer's recommendation that the application should be refused.

He also explained that Bishops Sutton Parish Council had written (after the publication of the Report) to underline their objection to the proposals. The applicant had also provided further information which negated Reasons for Refusal 2 and 3 in the Report (relating to the removal of spoil and transport contributions). Therefore, the Head of Planning Management explained that there was only one reason for the officer's recommendation for refusal, which related to the principle of the development.

Mr Brown (Ropley Parish Council) spoke against the application and Councillor Verney (the Ward Member) and Mr Yuratich (the applicant) spoke in support.

In summary, Councillor Verney explained that there was a bus stop immediately outside the site, that there would rarely be more than 12-15 employees in total on the site at anyone time, and he explained the business need for the new building. He reminded Members of the Council's policies which encouraged the local economy and that its location, on the edge of Ropley, was not entirely unsustainable.

At the conclusion of debate, the Committee noted the comments of the Economic Development Officer in the Report (who had supported the application) and agreed to reject the recommended reason for refusal as set out because, having regard to Section 1.4 of Local Plan, the Committee did not consider that the application would result in any material harm to the environment or community. Therefore, in granting planning permission, the Committee agreed to delegate to the Head of Planning Management (in consultation with the Chairman) authority to set relevant Conditions and an undertaking to include a Transport Contribution (to be secured through a Section 106/278 legal agreement or a direct payment). The Committee had agreed that the Conditions should include controls over the disposal of spoil, landscaping, drainage and environmental protection. The Head of Planning Management also agreed to consider carefully the use class of the new building in response to the concerns raised by Ropley Parish Council.

Item 2: Land adjacent to 6 Manor Farm Green, Twyford – Case Number 09/01864FUL

Mr Holie (chairman of a local residents' management committee) spoke against the application and Mr Strange (the applicant) spoke in support.

The Committee noted that the retrospective application, arising from an Enforcement Case, sought to regularise an area of hard-standing to the front of the horse shelter, the infill of part of the front of the shelter and a window on the eastern elevation. In response to negotiations with officers, the applicant had agreed to half the size of the existing sash window.

However, following debate, the Committee agreed with the comments of the Landscape Officer (as set out in the Report) in that the area of hard-standing visually diminished the character of the agricultural field and that the sash window introduced an unwelcome, residential appearance to an equine structure. The Committee therefore agreed to refuse planning permission for the above reasons, 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 following items had no public participation:

Item 3: Arquiva Ltd, Crawley Court, Crawley – Case Number 09/02009/FUL

The Head of Planning Management explained that two further neighbour representations had been received, following the publication of the Report, which raised concerns regarding noise levels.

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

Item 4: 2 Southfields House, Bishops Waltham – Case Number 09/01418/FUL

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the condition) 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 1 (1 Ropley Business Park), the application be granted, with authority being delegated to the Head of Planning Management (in consultation with the Chairman) to agree relevant Conditions.

3. That, in respect of Item 2 (Land adjacent to 6 Manor Farm Green, Twyford) planning permission be refused as the Committee agreed with the comments of the Landscape Officer (as set out in the Report) in that the area of hard-standing visually diminished the character of the agricultural field and that the sash window introduced an unwelcome, residential appearance to an equine structure.

3. **DEVELOPMENT CONTROL SCHEDULE**
[\(Report PDC839 refers\)](#)

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 Lipscomb declared a personal (but not prejudicial) interest in respect of Items 1 and 2 as was a member of the Council of the City of Winchester Trust, which had commented on these applications. However, he had taken no part in the Trust's consideration of the items and he spoke and voted thereon.

Councillor Ruffell declared a personal (but not prejudicial) interest in respect of Item 3, as he knew the applicant from his work on Durley Parish Council. Councillor Ruffell spoke and voted thereon.

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

Item 1: Stanmore Hotel, 212 Stanmore Lane, Winchester – Case Number 09/02131/FUL

The Head of Planning Management updated the Committee that, following the publication of the Report, a further ten letters of objection to the scheme had been received. These raised concerns regarding the inadequate provision of on-site parking, increased congestion in the area and impact on neighbours.

Mr Jackson and Councillor Thompson (a Ward Member) spoke against the application and Mr Brownlow (the applicant's architect) spoke in support.

In summary, Councillor Thompson highlighted to the Committee local residents' concerns. She explained that whilst there had been no concerns raised regarding the principle of a care home facility, residents had been concerned about the lack of on-site car parking and the loss of the site as an informal parking area for the local school and how this would worsen an already congested area. She rejected the view of Hampshire County Council's Highways Officers that there were no traffic improvement schemes in the area that the development could contribute towards and requested that the Committee visit the site during peak traffic hours to assess the problem faced by local residents firsthand.

Councillor Thompson also commented that the eastern elevation of the proposed building was unsympathetic to the neighbouring buildings (208 and 210 Stanmore Lane) and that there would be a degree of overlooking from the site. She also commented that this elevation would have a detrimental impact on the views from St Catherines Hill.

She therefore requested that the Committee should refuse the application, after first visiting the site, but that if the Committee was minded to grant planning permission; additional landscaping conditions should be agreed to mitigate the effect to neighbouring properties and to secure a transport contribution to improve the nearby road junction to Romsey Road.

In response to the above comments, the Committee noted that the Landscape Officer had assessed that the views from St Catherines Hill of the proposed building would be no worse than that of the previous building on the site (Stanmore Hotel). The Head of Planning Management also clarified that in the current, amended, application there were proposed conditions to limit the number and obscure the eastern elevation windows.

The Head of Access and Infrastructure stated that the County Council had calculated that, as the proposed use would generate less traffic than the previous use, it could not require the developer to make a financial contribution to highway improvements. He added that the proposed on-site car parking complied with parking standards.

During his deputation, the applicant had offered to provide tandem parking bays which would provide another two on-site car parking spaces. The Committee agreed that this should be secured in the detailed plans to be approved by the Head of Planning Management.

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

Item 2: 79 Andover Road, Winchester – Case Number 09/02008/FUL

The Head of Planning Management recommended changes to the proposed conditions 3 (removing the requirement that the doors, windows and eaves be made of timber), 11 (details regarding windows) and 25 (which referred to a number of relevant planning policies). He also made a correction to the Report as the application proposed the demolition of the existing dwelling and the erection of 3x 2 bedroom chalet bungalows and 2x 4 bedroom houses. Furthermore, the Committee noted that the required transport contribution had been amended to £9,523.

Mr Harris (applicant's agent) spoke in support of the application.

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

Item 5: St James Tavern, 3 Romsey Road, Winchester – Case Number 09/01770/FUL

Ms Gibbon (representative of the applicant) spoke in support of the application.

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

The following items had no public participation:

Item 3: Byways, The Drove, Manor Road, Durley – Case Number 09/02085/FUL

The Head of Planning Management confirmed that, subsequent to the publication of the Report, amended plans had been received to which the Landscape Team had raised no objection.

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

Item 4: Stillwaters House, Avington Lane, Avington – Case Number 09/01626/FUL

The Committee noted that this item had been deferred to carry out further consultation.

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 4 (Stillwaters House, Avington Lane, Avington), the item be deferred.

4. **PLANNING APPEALS – OCTOBER-DECEMBER 2009**
[\(Report PDC840 refers\)](#)

RESOLVED:

That the Report be noted

5. **MINUTES OF THE PLANNING DEVELOPMENT CONTROL (VIEWING)
SUB-COMMITTEE, HELD 8 DECEMBER 2009**
[\(Report PDC838 refers\)](#)

The Committee received the minutes of the Planning Development Control (Viewing) Sub-Committee, held on 8 December 2009, (attached as Appendix A to the minutes) which determined applications at 15 Folly Field, Bishops Waltham and Lone Farm, Northington Road, Itchen Abbas.

RESOLVED:

That the minutes of the Planning Development Control (Viewing) Sub-Committee be received and noted.

The meeting commenced at 9.30am, adjourned for lunch between 1.10pm and 1.45pm and concluded at 3.45pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

28.01.2010
(Including items from cancelled 07.01.2010 Committee)

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Bishops Sutton

Ward

Cheriton And Bishops Sutton

01 Conservation

Area:

Case No: 09/01342/FUL

Ref No: W21125/01

Date Valid: 8 July 2009

Grid Ref: 462573 131887

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: W Whearley And TSL Technology

Proposal: Extension to existing premises to provide an additional 600 square metres of commercial floorspace (resubmission of application 08/01002/FUL)

Location: 1 Ropley Business Park, The Dene, Ropley, Alresford, Hampshire, SO24 0BG

Officer REF

Recommendation

:

Committee Decision:

Recommendation overturned

APPROVE subject to a Section 106 Section / 278 Agreement or a direct payment for:

1. A financial contribution of £10,350.00 towards Hampshire County Councils Transport / Infrastructure Improvement scheme.

(Note: If the legal agreement is not completed / payment not received within 6 months, then the application may be refused without further reference to committee).

Conditions/Reasons

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 Detailed proposals for the disposal of foul and surface water in a sustainable manner shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before building work commences.

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

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:

- 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.

4 No materials shall at any time be burnt on site, unless agreed in writing by the Local Planning Authority

Reason: To Protect the amenity of occupiers of nearby premises and in the interest of public health.

5 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and local residents from light pollution

Information to the Applicant.

The Local Planning Authority will not approve any such scheme, unless it has been designed with reference to agreed national or international standards for outdoor lighting. Further information can be found at the following:

Office of the Deputy Prime Minister www.odpm.gov.uk
Chartered Institute of Building Service Engineers (CIBSE) www.cibse.org
Winchester City Council: www.winchester.gov.uk
Institution of Lighting Engineers (ILE) www.ile.org.uk

6 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

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

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

8. Before the building hereby permitted is occupied the spoil which is to be removed from the site in connection with the construction from the building shall be transported too and used at Manor Farm, Ropley.

Reason: In the interests of sustainable development.

Informatives

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP9, DP10, CE5, CE18, E1, T1, T2, T3, T4
South East Plan 2009: CC1, CC4, T1

Crawley **Ward** **Sparsholt**

03 Conservation

Area:

Case No: 09/02009/FUL

Ref No: W02314/49

Date Valid: 7 October 2009

Grid Ref: 442190 134906

Team: WEST **Case Officer:** Lorna Hutchings

Applicant: Arquiva Limited

Proposal: Installation of 3.no 4.5 metre satellite dishes

Location: Arqiva Ltd, Crawley Court, Peach Hill Lane, Crawley,
Winchester, Hampshire, SO21 2QA

Officer PER

Recommendation

:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

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).

Informatives

1. This permission is granted for the following reasons:

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

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

South East Plan 2009:

Winchester District Local Plan Review 2006: CE.4, DP.14

Bishops Waltham

Ward

Bishops Waltham

04 **Conservation Area:** Bishops Waltham - Extended October 1985, Boundary amendments March 2000 Published November 2001
Case No: 09/01418/FUL
Ref No: W21521
Date Valid: 6 October 2009
Grid Ref: 455322 117530
Team: WEST **Case Officer:** Mr Ian Cousins
Applicant: Mrs. Margaret Gardener
Proposal: Porch at front of property
Location: 2 Southfields House, Southfields Close, Bishops Waltham, Southampton, Hampshire, SO32 1EY
Officer 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).

Informatives

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

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

Winchester District Local Plan Review 2006: DP3; HE4; HE5
South East Plan 2009: CC6; BE6

Winchester Town

Ward

St Luke

1 Conservation

Area:

Case No: 09/02131/FUL

Ref No: W06477/08

Date Valid: 30 November 2009

Grid Ref: 446054 128559

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

Applicant: Mr Alan Portsmouth

Proposal: Demolition of former Stanmore Hotel and construction of new 56 bed dementia care home with associated landscaping

Location: Stanmore Hotel, 212 Stanmore Lane, Winchester, Hampshire, SO22 4BL

Officer PER

Recommendation

:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

Planning permission granted as set out in the report, subject to the receipt of a satisfactory amended plan to provide 2 additional car parking spaces.

1 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.

2 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.

3 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 4.5 metres from the highway boundary.

Reason: In the interests of highway safety.

4 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

Reason: In the interests of highway safety.

5 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: In the interests of highway safety

Winchester Town

Ward

St Barnabas

2

Conservation

Area:

Case No: 09/02008/FUL

Ref No: W21349/01

Date Valid: 19 October 2009

Grid Ref: 447523 130867

Team: WEST

Case Officer: Mr Simon Avery

Applicant: PC Developments

Proposal: Demolition of existing dwelling and erection of two No. 2 bedroom chalet bungalows and two No. 3 bedroom houses with associated parking and landscaping. (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: 79 Andover Road, Winchester, Hampshire, SO22 6AU

Officer PER

Recommendation

:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

Permitted as set out in the report subject to an amendment to the highway transport contribution figure to £9,532.00. Condition 03 is amended to remove the requirement for the door, windows and eaves to be of timber, and that condition 11 is varied (as detailed below) and additional condition 25 to list the plans that are approved.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

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

- clay roof tiles;
- stock brick and bricks for bands and detailing over doors and windows;
- timber boarding.

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

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

3 The doors and windows on the development hereby approved shall be recessed a minimum of 75mm. The doors, windows, and eaves shall all be timber.

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

4 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 landscape details:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- other vehicle and pedestrian access and circulation areas:
- 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:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- manner and treatment of watercourses, ditches and banks:
- implementation programme.

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

5 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.

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 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 4.5 metres from the highway boundary.

Reason: In the interests of highway safety.

9 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

10 The parking spaces shown on drawing numbers 1302/002G and 1302/003/D by CH Design Partnership dated 23 December 2009 shall be retained and made available for parking purposes at all times to all residents and visitors to the development with no physical or legal restriction on who may use such spaces.

Reason: To ensure that adequate parking spaces are retained for the development (in accordance with Winchester City Council's Supplementary Planning Document Residential Parking Standards December 2009) in the interests of highway safety.

11 The first floor side windows in the north and south elevations of the four dwellings hereby permitted shall be glazed in obscure glass and thereafter retained. The first floor side windows in the north and south elevations of the two chalet bungalows (plots 3 and 4) shall also have restricted openings, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings. The windows shall be retained in accordance with these approved details thereafter.

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

12 Construction of the development shall not commence until a drainage strategy which includes details of permeable paving and the means of surface water disposal has been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

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

13 Notwithstanding the provisions of 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 and G of Parts 1 of Schedule 2 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.

14 None of the dwellings hereby approved shall at any time be combined with any of the other dwellings to form a larger dwelling.

Reason: To ensure the provision and retention of small units of accommodation as required by Policy H7 of the Winchester District Local Plan.

15 No street lighting, whether free standing or affixed to any structure shall be provided on site unless the prior approval in writing of the Local Planning Authority is obtained.

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

16 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.

17 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 8443-AIA2-DC written by David Cashman of Barrell Tree and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

18 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 8443-AIA2-DC. Telephone 01962 848403.

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

19 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848404.

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

20 No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement 8443-AIA2-DC.

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

21 Any deviation from works prescribed or methods agreed in accordance with Method Statement 8443-AIA2-DC shall be agreed in writing to the Local Planning Authority.

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

22 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 protection and long term viability of retained trees and to minimise impact of construction activity.

23 Immediately prior to the demolition of the existing house on the site a visual check shall be carried out by a qualified bat ecologist, to ensure that there is no material change to the building. These works should be carried out in line with the recommendations in section 5.6 of the Bat Survey Report produced for Parsons Construction Services Ltd by John Poland, dated December 2009. Details of the visual check shall be submitted to and approved in writing by the Local Planning Authority before the building is demolished.

Reason: To ensure that appropriate regard is had to the protection of protected species in accordance with national and local ecological policies and relevant legislation.

24 If the existing house on the site is not demolished before December 2010, then a full bat resurvey of the site shall be submitted to and approved in writing prior to the building being demolished.

Reason: To ensure that appropriate regard is had to the protection of protected species in accordance with national and local ecological policies and relevant legislation.

25 The development hereby permitted shall be carried out in accordance with the following approved plans:

- Location and Block Plan 1302/001
- Survey Indicating Proposed Drainage 1302/007
- Landscape Strategy Plan 1509-101/A
- Ground Floor Plan 1302/002G
- First Floor Plan 1302/003D
- Elevations Sheet 1 1302/004D
- Elevations Sheet 2 1302/005D
- Roof Plan 1302/006B- Topographical Survey ENC121208-8F2A

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP9, DP13, T2, T4, RT4, H3, H7
South East Plan 2009: CC6, BE6
3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or 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.
4. 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.
5. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH, tel 01962 858688 or www.southernwater.co.uk

Durley

Ward

Owslebury And Curdrige

3

Conservation

Area:

Case No: 09/02085/FUL

Ref No: W20088/02

Date Valid: 10 November 2009

Grid Ref: 453059 117614

Team: WEST **Case Officer:** Mr Neil Mackintosh

Applicant: Mr I Merritt, Ms T Stevens & Mrs E. Merritt

Proposal: Erection of 2 no. two bedroom and 1 no. four bedroom dwellings with associated garages and car ports

Location: Byways, The Drove, Manor Road, Durley, Southampton, Hampshire, SO32 2AF

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.

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 Before development is commenced tree protection measures shall be implemented in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Dermot Cox under reference DFC/0207/13. Details of any surfacing works under tree canopies shall be agreed in writing with the Local Planning Authority before they take place and no arboricultural works shall be carried out other than those agreed.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

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

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

6 The beech hedge to be planted on the North West boundary of the site shall be planted at the earliest opportunity in accordance with the approved plans. It shall subsequently be retained at a minimum height of 2 metres.

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

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 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 be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

9 The integral garages and car ports in the semi-detached units hereby approved shall not be used for any purpose other than the parking of cars.

Reason: To ensure the permanent availability of parking for the properties concerned and to accord with the provisions of Policy H7 of the Winchester District Local Plan Review.

10 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 Class A, B and C 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.

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

11 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 or rooflights other than those expressly authorised by this permission shall, at any time, be constructed in the North West elevation of the semi-detached units hereby permitted.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Informatives

1. The development is not in accordance with the Policies and Proposals of the current Development Plan, as set out below, but the site has the benefit of an extant planning permission for similar development which indicates that the determination should be made other than in accordance with Development Plan, as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-
South East Plan: CC1, CC4, H1, H3, H4, T4, C4, SH8
Winchester District Local Plan Review 2006: DP3, DP4, DP5, DP13, CE5, H1, H4, RT4, T1, T4, T5

3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or 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.

4. 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.

Winchester Town

Ward

St Michael

4 Conservation

Area:

Case No: 09/01626/FUL

Ref No: W02331/08

Date Valid:

Grid Ref: 453661 132518

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Robert West

Proposal: Installation of an Archimedean Screw hydroelectricity generation (additional information received 21/10/2009 giving more information concerning flow-rates and the ecological impact of the proposal).

Location: Stillwaters House, Avington Lane, Avington, Winchester
Officer DEF

Recommendation

:

DEFERRED – To carry out further consultation

Winchester Town

Ward

St Michael

5 Conservation

Area: Winchester - Designated as 3 separate areas Dec 1967 and May 1969
Extended February 1981, June 1986 and January 1990 Now combined into one area.
Published 2003

Case No: 09/01770/FUL

Ref No: W12819/07

Date Valid: 17 September 2009

Grid Ref: 447569 129529

Team: EAST

Case Officer: Mrs Jane Rarok

Applicant: Wadworth And Co Ltd

Proposal: Variation of condition 02 of permission W12819/01 to enable the parking area to the rear to be used as a beer garden (RETROSPECTIVE)

Location: St James Tavern 3 Romsey Road Winchester Hampshire
SO22 5BE

Officer PER

Recommendation

:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The area identified as Beer Terrace on the approved plan (drawing number 1588-01) shall not be used for the purpose of a beer garden by the customers of the public house other than between the hours of 1000 to 2300 hours and at no period outside this time unless otherwise agreed in writing with the Local Planning Authority.

Reason: to protect the amenities of the neighbouring properties from noise nuisance.

2 No external lighting shall be provided for the pub garden unless details have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed, operated and maintained in accordance with the approved details.

Reason: to protect the amenities of the neighbouring properties.

3 No sound amplifying equipment shall be installed for use in the pub garden.

Reason: to protect the amenities of the neighbouring properties from noise nuisance.

4 Within three months of the date of this permission, unless otherwise agreed in writing by the Local Planning Authority, the existing dropped footway crossings which serve the access to the pub garden from Crowder Terrace shall be removed and full face kerbs reinstated and maintained in perpetuity.

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

5 Details of any means of enclosure along the western boundary with Crowder Terrace shall first be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section

38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: DP3, HE4, SF6, SF7, TR14, T1
South East Plan 2009: CC1, BE1, BE6

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).
