

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**27 May 2010**

Attendance:

Councillors:

Johnston (Chairman) (P)

Barratt (P)  
Evans  
Fall (P)  
Pearce (P)

Huxstep (P)  
Jeffs (P)  
Lipscomb (P)  
Tait (P)

Deputy Members:

Councillor Bell (Standing Deputy for Councillor Evans)

Others in attendance who addressed the meeting:

Councillors Coates, Pearson and Weston

Others in attendance who did not address the meeting:

Councillor Achwal

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1. **APPOINTMENT OF VICE-CHAIRMAN FOR THE 2010/11 MUNICIPAL YEAR**

RESOLVED:

That Councillor Pearce be appointed as Vice-Chairman of the Committee for the 2010/11 Municipal Year.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 22 April 2010, be approved and adopted.

3. **DEVELOPMENT CONTROL SCHEDULE**  
[\(Report PDC853 refers\)](#)

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

Councillor Jeffs declared a personal (but not prejudicial) interest in respect of Items 1 and 6, as his wife was Chairman of New Alresford Town Council's Planning Committee and he was a member of the Alresford Society, both of which had commented on the applications. However, as he had taken no part in the Society's consideration of Item 6, he therefore spoke and voted thereon on that matter.

By way of a personal statement, Councillor Jeffs also explained that there may be a perception of predetermination or bias in respect of Item 1, as he was known to the site owners and had been involved in discussions about development of the site. Councillor Jeffs therefore withdrew from the Committee during the determination of Item 1 and sat in the public gallery..

By way of a personal statement, Councillor Bell explained that there may be a perception of predetermination or bias in respect of Item 8, due to her prior consideration of the plans with the applicant's agent and with officers. Councillor Bell withdrew from the Committee as above. In the public participation part of the meeting, the following items were discussed:

Item 1: Land East of New Farm Road, Alresford – Case Number 09/02685/FUL

Mr Irvine (resident) and Mrs Jeffs (New Alresford Town Council) spoke against the proposals and Mr Gardiner spoke in support.

The Head of Planning Management advised that, since publication of the Report, an additional three letters of objection to the scheme had been received, reiterating previous comments that were set out in the Report.

The Head of Planning Management also drew attention to further responses to consultation that had been received since publication of the Report. Following negotiation with the applicant regarding the works required to the bridge to facilitate the development and the introduction of a new footpath, the contribution towards highway works in the vicinity have been reduced by 50 per cent to £42,908.50. It was also explained that the revised 2010 / 2011 public open space contribution towards the provision of sport in the area was £22,026. The returnable bond had increased to £16,168.88 and the Inspection Fee to £337.79.

The Head of Planning Management apologised that the Appeal Decision to the previous refusal had not been appended to the Report and had therefore been subsequently circulated to the Committee.

At conclusion of discussion, the Committee agreed that the application should be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on 22 June 2010. This was because Members did not consider it possible to determine the application without first visiting the site, in order to visualise the applicant's proposals in the context of the Planning Inspector's comments. As well as satisfying itself that the amenity of

neighbours would not be compromised by the development, the Committee would also refer to the highway access to the site, the improved pedestrian provision to New Farm Road and through the site to Bridge Road, together with the revised aboricultural assessment and relocated public open space.

Item 2: 25 Stockbridge Road, Winchester – Case Number 10/00627/FUL

It was noted that, since circulation of the agenda, this item had been withdrawn by the applicant.

Item 3: Wallops Wood Farm, Poultry House, Grenville Lane, Droxford – Case Number 09/02251/FUL

Councillor Coates (Ward Member) and Mr Graham (applicant) spoke in support.

In summary, Councillor Coates reminded the Committee that the proposal would reduce the numbers of buildings in this countryside location, as well as supporting the local rural economy. In acknowledging some of the concerns of local residents regarding road safety from additional traffic generated by the proposal, he suggested that a mirror be placed at the Grenville Road junction to assist with sight lines.

In response, the Highway Development Control Engineer advised that it was not the policy of the Highway Authority to install mirrors at junctions. The Head of Planning Management also drew attention that the application was subject to legal agreements to control the building's use and that, as a consequence, this would restrict the number and type of vehicles accessing the site.

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: 5 Sarum Close, Winchester – Case Number 09/02495/FUL (Retrospective)

Ms Hannigan (applicant) spoke in support of the application.

It was brought to the Committee's attention that the application site was in St Paul Ward, rather than St Luke Ward.

During discussion, it was agreed that a further Condition be added to ensure that the window in the structure's southern elevation be obscured by glazing or louvers and also to be fixed shut, to protect the amenity of neighbours.

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

Item 5: Lindum, 91 Downs Road, South Wonston 10/00134/FUL

Mr Smith and Ms Peal (South Wonston Parish Council) spoke against the proposals and Mr Russel (Planning Consultant) spoke in support.

At conclusion of discussion, the Committee agreed that the application should be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on 22 June 2010. This was because Members did not consider it possible to determine the application without first visiting the site, in order to visually assess the impact of the development on the character of the area, including having regard to the concerns raised by residents of Wrights Close to the rear of the site regarding the impact of the development on their amenity.

Item 6: Four Winds, 27 Grange Road, Alresford 10/00151/FUL

Mr Pooley (Alresford Society) and Mr Rawes (neighbour) spoke against the application and Mr Ash spoke in support.

Councillor Jeffs read out a statement from Councillor Cook (a Ward Member) who was unable to attend the meeting. Councillor Jeffs emphasised that the views read out were those of Councillor Cook and he (Councillor Jeffs), had not predetermined this application.

In summary, Councillor Cook raised concerns that the bulk and location of the new house would have an undesirable effect on the neighbouring property (especially the garden), was alien in its design in comparison to other dwellings in Grange Road, and would have a cramped effect in the streetscene, by infilling the gap between the two properties.

Responding to the comments made, the Head of Planning Management drew attention to a previous scheme which had been refused under officer's delegated powers on design issues only, and not on the principle of building in the gap between existing properties.

The Head of Legal Services clarified that the previous decision (to refuse permission on design issues only) was a material consideration that the Committee should be mindful of as part of its determination of this revised scheme.

Further to questions, the Head of Planning Management explained that the internal design of the proposed house prevented its occupants from looking out directly onto the neighbour's garden. Officers were satisfied that, in the context of the whole development, this element would not compromise the acceptability of the house's living environment.

It was also considered that any increase in overshadowing from the new house on the neighbours garden at certain times of day would be negligible.

During further discussion, the Committee raised concerns that the new dwelling would have a negative impact on the amenity of the neighbour by its overshadowing, especially to the garden. Members were also concerned that

the house would be detrimental to the current streetscene by appearing to be 'shoe-horned' into a gap between the existing houses. Members also noted that, although appreciation of the new building's modern design was subjective, the Committee considered that in the context of the style of existing houses in Grange Road, it was unlikely to enhance the area.

Therefore, at the conclusion of debate, the Committee did not support the recommendation set out in the Report and instead agreed to refuse planning permission, with authority being delegated to the Head of Planning Management (in consultation with the Chairman) to agree the detailed wording of the reasons for refusal as decided by the Committee. These were that the proposed development by virtue of its size and design would be a cramped and incongruous form of development detrimental to the visual amenities of the streetscene and contrary to policy DP3 of the Winchester District Local Plan Review. It was noted that reasons for refusal should also include lack of public open space payment and lack of highways payment.

Item 7: Whiteley Farm, Whiteley Lane, Burr ridge 09/02083/FUL

Mr Harris spoke in support.

The Chairman conveyed Whiteley Parish Council's objections to the application, as their representative was unable to attend the meeting. In summary, the Parish Council suggested that no further residential development should be permitted in Whiteley until sufficient provision had been made for primary school places to serve the local population and for the local road infrastructure to be completed.

In response, the Head of Planning Management reminded the meeting that as this was the reserved matters stage of this development (the site had existing outline planning permission), the Council was unable to insist that the matters raised by the Parish Council be addressed, or for relevant contributions to be made by the developer.

In presenting the scheme to the Committee, the Head of Planning Management recommended that Conditions 3 and 4 be expanded upon to include details of porches and chimneys. This was agreed. Following a Member's request, it was also agreed that durable paint be used in the painted brickwork of the elevations of some of the dwellings and that this be specified within condition 2.

Members also referred to trees and open space at the site and it was agreed that planning permission should be subject to legal agreement for a sufficient management plan for arrangements for their maintenance.

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 legal agreement referred to above.

Item 9: Pigadillo House, Swanmore Road, Swanmore 09/02627/FUL

Councillor Weston (a Ward Member) and Mr Shepherd spoke against and Councillor Pearson (a Ward Member) spoke in support.

In summary, Councillor Weston advised that she was representing the concerns of several neighbouring properties. She highlighted that this part of Swanmore was characterised by houses with long gardens backing onto open countryside and there was currently no other backland development in the vicinity. Therefore, there were concerns of setting a precedent, should the proposal be granted permission. She stated that the application was at odds with the principles set out in the Village Design Statement and would be intrusive and overbearing to neighbours.

In summary, Councillor Pearson suggested that the new dwelling would be modest in size and could only be viewed against the existing house and would not be overbearing to neighbours.

In response, the Head of Planning Management advised that even though the building could not be seen from the public realm, it would still have to be acceptable in terms of its design and not be cramped and overbearing to the neighbouring property.

The Head of Planning Management advised that, since publication of the Report, two further letters of objection had been received in response to the amended plans submitted by the applicant. In summary, the letters stated that the amended plans had not addressed previous concerns, or materially change the strong objections to the proposed development.

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

Item 10: Fisher Bungalow, Alresford Road, Winchester 10/00102/FUL

Mr Perry spoke in support of the application.

The Head of Planning Management advised that, since publication of the Report, a bat and reptile mitigation survey had been submitted by the applicant's ecology consultant and the Hampshire County Council Ecologist had been satisfied with the proposed reptile mitigation strategy. Reason for Refusal 2 should therefore be omitted.

The Head of Planning Management responded to questions on the proposal being contrary to Criteria (ii) of Policy CE.23 of the Winchester District Local Plan. It was explained that the Policy's intention was to ensure that smaller dwellings in the countryside (under 120 square metres) were protected and not replaced by larger houses. Therefore, such dwellings should not be extended by more than 25 percent. The application was for replacement dwellings that were significantly more than this, at 76 percent. Furthermore, if the enclosed terrace and bin store were also included in the calculations, this figure could be increased to 173 percent. Officers had also concluded that the

proposal would be visually intrusive in this countryside location (which was also in the South Downs National Park) from far reaching views, due to its design and footprint.

During discussion, it was noted that the existing bungalows were unsightly and that the replacements, albeit of modern contemporary design, were of high quality and with high eco credentials. Members were mindful of the objections of the South Downs Joint Consultative Committee that the built form (especially house 2) would be especially intrusive when viewed from the northwest. Furthermore, even if the houses were hidden from view by landscaping, they were still considered to be of an unsatisfactory design. The Committee did not support the applicant's submission that the dwellings would be live/work units by including office space in their layout.

However, following debate, the Committee agreed that the application would not be visually intrusive in this location and that the eco credentials of the dwellings should be commended. This was a material planning consideration which in this instance outweighed the policy objection, provided the dwellings were built to Code Level 5 and by the removal of future permitted development rights. It was agreed that the concerns raised of visual intrusion could be mitigated with sufficient landscaping, which could be secured through conditions.

Therefore, the Committee 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 appropriate conditions, including for materials, removal of future permitted development rights, landscaping and that the development's Code Level 5 sustainable energy efficiency be ensured.

The following items had no public participation.

Item 8: Post Office and Stores Compton News, Attwoods Drove, Compton 10/00577/FUL

The Head of Planning Management advised that, since publication of the report, Southern Water had confirmed that they had no objection to the application, subject to further details being submitted with regard to water runoff.

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 11: Totford Saw Mill, Basingstoke Road, Totford 10/00268/FUL

The Head of Planning Management advised that, since publication of the Report, the Public Open Space contribution had been revised to £2,952. Whilst the applicant had paid the original lower figure of £1,106; £1,846 remained to be paid.

Also since publication of the Report, the Environment Agency had objected to the proposal, as there was insufficient information to demonstrate that the risk of pollution to controlled waters was acceptable. Therefore, the Head of Planning Management recommended an additional reason for refusal should be added to this affect and this was agreed.

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

RESOLVED:

1. That the decisions taken on the Development Control Applications, as set out in the Schedule which forms an appendix to the minutes, be agreed.

2. That, in respect of Item 1 (Land East of New Farm Road, Alresford) the application be determined by a meeting of the Planning Development Control (Viewing) Sub Committee, to be held on Tuesday 22 June 2010. This was because Members did not consider it possible to determine the application without first visiting the site, in order to visualise the applicant's proposals in the context of the Planning Inspector's comments. As well as satisfying itself that the amenity of neighbours would not be compromised by the development, the Committee would also refer to the highway access to the site, the improved pedestrian provision to New Farm Road and through the site to Bridge Road and also the revised aboricultural assessment and relocated public open space.

3. That, in respect of Item 4 (5 Sarum Road, Winchester) planning permission be granted for the reasons (and subject to the conditions) in the Report and an additional condition (with exact wording delegated to the Head of Planning Management, in consultation with the Chairman) to ensure the window in the structure's southern elevation be obscured by glazing or louvers and also to be fixed shut.

4. That in respect of Item 5 (Lindum, 91 Downs Road, South Wonston) the application be determined by a meeting of the Planning Development Control (Viewing) Sub Committee, to be held on Tuesday 22 June 2010. This was because Members did not consider it possible to determine the application without first visiting the site, in order to visually assess the impact of the development on the character of the area, including having regard to the concerns raised by residents of Wrights Close to the rear of the site.

5. That, in respect of Item 6 (Four Winds, 27 Grange Road, Alresford), planning permission be refused, with authority delegated to the Head of Planning Management (in consultation with the Chairman) to agree detailed wording of the reasons for refusal as agreed by the Committee based on the following:



'That the proposed development by virtue of its size and design, would be a cramped and incongruous form of development detrimental to the visual amenities of the streetscene and contrary to policy DP3 of the Winchester District Local Plan Review. Reasons for refusal should also include lack of public open space payment and lack of highways payment'.

6. That, in respect of Item 7 Whiteley Farm, Whiteley Lane, Burrige planning permission be granted for the reasons (and subject to the conditions) in the Report and also revised conditions 3 and 4 to include details of porches and chimneys and condition 2 to include a requirement to use durable paint on the elevations of some of the dwellings and a legal agreement for a sufficient management plan for arrangements for the maintenance of trees and open spaces (with exact wording delegated to the Head of Planning Management, in consultation with the Chairman).

3. That, in respect of Item 10 (Fisher Bungalow, Alresford Road, Winchester), planning permission be granted with authority delegated to the Head of Planning Management (in consultation with the Chairman) to agree detailed wording of appropriate conditions, including for materials, removal of future permitted development rights, landscaping and that the development should be compliant with sustainable energy efficiency Code Level 5.

4. **APPOINTMENT OF SUB-COMMITTEES ETC 2010/2011**  
[\(Report PDC854 refers\)](#)

RESOLVED:

1 That the Planning Development Control (Viewing) Sub-Committee continue to be appointed from the whole Committee, working within the existing arrangements as set out in the Report at paragraphs 2.1 – 2.6.

2 That the Chairman and Vice Chairman of the Planning Development Control Committee also be appointed as the Chairman and Vice Chairman of the Planning Development Control (Viewing) Sub-Committee for the 2010/11 Municipal Year.

3 That the Planning Development Control (Telecommunications) Sub-Committee continue to be appointed from the whole Committee, working within the existing arrangements as set out in the Report at paragraphs 3.1 – 3.7.

4 That Councillor Johnston be appointed Chairman and Councillor Pearce as Vice Chairman of the Planning Development Control (Telecommunications) Sub-Committee for the 2010/11 Municipal Year.

5. That the Planning Development Control (Brambridge House) Informal Group be not appointed for the 20010/11 Municipal Year at this time.

5. **CONFIRMATION OF TPO 1980 AT ASHWOOD HOUSE, 10 COURTENAY ROAD, WINCHESTER**

[\(Report PDC855 Refers\)](#)

Mrs Temple spoke against the confirmation of Tree Preservation Order (TPO) 180.

At conclusion of debate, the Committee agreed to confirm the TPO for the reasons set out in the Report.

RESOLVED:

That Tree Preservation Order 1980 be confirmed.

6. **HIGHCROFT, ROMSEY ROAD, WINCHESTER**

[\(Report PDC856 Refers\)](#)

RESOLVED:

That the Head of Legal Services be authorised to enter into a Deed to vary the Agreement dated 12 November 2008 to allow the marketing and selling of 6 Open Market Units before all the affordable units are transferred to the RSL.

The meeting commenced at 9.30am, adjourned at 1.30pm for lunch and reconvened at 2.15pm and concluded at 6.00pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**27.05.2010**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

**New Alresford**

**Ward**

**The Alresfords**

**01 Conservation**

**Area:**

**Case No:** 09/02685/FUL

**Ref No:** W06437/07

**Date Valid:** 24 December 2009

**Grid Ref:** 457840 132213

**Team:** EAST

**Case Officer:** Andrea Swain

**Applicant:** Chalkbank Estates Ltd.

**Proposal:** (ADDITIONAL SITE SECTIONS - NO REVISIONS PROPOSED) Residential development for 23 no. dwellings with associated parking, landscaping and new access from Bridge Road; re-profiling of parts of former railway cutting (Resubmission)

**Location:** Land East Of New Farm Road, New Farm Road ,Alresford, Hampshire

**Officer** PER

**Recommendation**

:

**Committee Decision:**

DEFERRED for consideration by Planning Development Control Viewing Sub Committee - 22/06/10

**Winchester Town**

**Ward**

**St Paul**

**02 Conservation**

**Area:**

**Case No:** 10/00627/FUL

**Ref No:** W10163/09

**Date Valid:** 5 March 2010

**Grid Ref:** 447394 130017

**Team:** EAST

**Case Officer:** Miss Megan Birkett

**Applicant:** Mr Robert Barfoot

**Proposal:** Change of use to mixed use to allow the sale of jewellery and tattooing and piercing (retail and sui generis)

**Location:** 25 Stockbridge Road, Winchester, Hampshire

**Officer** WDN

**Recommendation**

:

**Committee Decision:**

WITHDRAWN

**Soberton**

**Ward**

**Droxford, Soberton And Hambledon**

**03 Conservation**

**Area:**

**Case No:** 09/02251/FUL

**Ref No:** W02097/10

**Date Valid:** 3 December 2009

**Grid Ref:** 463495 117180

**Team:** WEST

**Case Officer:** Mr James Jenkison

**Applicant:**

**Proposal:** Change of use from poultry farm and storage to part document storage and part industrial use, with demolition of three buildings and part demolition of another

**Location:** Wallops Wood Farm, Poultry House, Grenville Lane, Droxford, Hampshire

**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).

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 converted buildings 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 The development hereby approved shall not be occupied until such time as the buildings annotated 1, 2 and 3 on the approved plans have been demolished/altered and restored to landscaping in accordance with a demolition/alteration, rehabilitation and planting plan to be first submitted to and approved in writing by the Local Planning Authority. Where the complete demolition of the buildings is not possible as a result of protecting the badger sett identified on the site then a suitable alternative scheme shall be submitted to and approved in writing by the Local Planning Authority and all works shall be undertaken in accordance with the approved

scheme prior to the buildings annotated 4, 5, 6 and 7 on the approved plan being brought into use.

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

4. A detailed scheme for landscaping, tree and shrub planting and hard surfacing 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 and hard surfacing materials to be used. The scheme approved shall be carried out in the first planting season following the occupation of the buildings 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.

5 No development shall take place until a schedule of landscape maintenance for a minimum period of 20 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 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 units hereby approved are occupied. Development shall be carried out in accordance with the approved details.

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

7 Prior to occupation of the units hereby approved the proposed access, driveway and parking areas shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure satisfactory means of access and hard surfacing details appropriate for the site.

8 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), Building 6 as annotated on the approved plans shall only be occupied by MKR Joinery Ltd. (Company Number: 6427487, VAT: 923 4348 30) for use as a joinery and carpentry premises only and shall not be used for any other purpose(s).

Reason: The use of the building for general B1 or B2 uses would likely result in traffic generation that would be materially harmful to highway safety, local amenities and the rural character of the Southdowns national park.

9 Details of a scheme for insulating the building annotated as building 6 on the plans hereby approved against internally generated noise shall be submitted to and approved in writing by the Local Planning authority before the commencement of development or as otherwise agreed in writing by the Local Planning Authority. The insulation of the building shall be undertaken in accordance with the approved scheme prior to the occupation of the building. Such noise insulation shall thereafter be retained maintained in accordance with the approved scheme.

Reason: To secure the reduction in the level of noise emanating from the building from the approved use and to protect the amenities of the occupiers of nearby land and the surrounding countryside.

10 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 countryside amenities and the amenities of the occupiers of nearby properties.

11 Prior to works commencing on the site details of any external lighting, including ppr and other sensor controls, light shields, location, direction of beam shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and thereafter operated in accordance with the approved details. No additional lighting, floodlighting or any other form of external lighting, whether free standing or affixed to a structure, shall be provided on the site at any time unless approved in writing by the Local Planning Authority.

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

12 Prior to work commencing on the site a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details;

Details of protected species protection and mitigation measures throughout the construction and demolition process.

Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.

Provisions to be made for the parking and turning on site of operative and construction vehicles disposal of waste, storage of materials and fencing off of sensitive areas during the period of development.

Dust suppression, mitigation and avoidance measures.

Measures for minimising construction waste and provision for the re-use and recycling of materials which shall be used in the construction of the development.

Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.

A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic.

Code of Construction Practice for all works and operations on the site.

Measures to be taken to prevent contaminants from entering watercourses or the water environment.

The Construction management plan shall be adhered to throughout the duration of the construction period.

Reason: To ensure that construction activity on the site does not cause harm to the surrounding environment and protected species.

13 No outside industrial processes or working, storage of materials, machinery or equipment shall be undertaken on the site at any time except within the converted buildings hereby approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To maintain the amenities of the locality.

14 The development hereby permitted shall not at any time exceed 2,978 square metres of gross internal floor space (with each building not exceeding the maximum limits set out below) without the prior written consent of the Local Planning Authority.

Building 4: 1138 square metres

Building 5: 569 square metres

Building 6: 1138 square metres

Building 7: 133 square metres

Reason: To comply with the terms of the application and in the interests of the amenity of the site and to ensure highway safety and the use of the bridleway.



15 Prior to work commencing on the site (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the following details:

(i) A preliminary risk assessment which has identified all previous uses and potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and potentially unacceptable risks arising from contamination at the site.

(ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Reason: This site is situated on Head Deposits composed of clay, silt, sand and gravel that overlie Seaford/Newhaven Chalk. The Seaford/Newhaven Chalk is classified as a principal aquifer. The site lies within the groundwater source protection zone (SPZ) 3 for the Soberton supply. There is a Protected Right approximately 260 metres south east of the site. Due to the existing/historic use of this site as a poultry farm, there is potential for contamination to be present at the site that may present an unacceptable risk to groundwater.

16 On completion of the works outlined in Condition 15 above and prior to works commencing beyond groundworks stage, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met and shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To ensure that remediation is carried out in accordance with the agreed remediation strategy.

17 If, during development, contamination not previously identified is found to be present at the site then no further development beyond groundworks stage (unless

otherwise agreed in writing with the Local Planning Authority) shall be carried out until the applicant received written approval from the Local Planning Authority for any necessary amendments to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: This site is situated on Head Deposits composed of clay, silt, sand and gravel that overlie Seaford/Newhaven Chalk. The Seaford/Newhaven Chalk is classified as a principal aquifer. The site lies within the groundwater source protection zone (SPZ) 3 for the Soberton supply. There is a Protected Right approximately 260 metres south east of the site. Due to the existing/historic use of this site as a poultry farm, there is potential for contamination to be present at the site that may present an unacceptable risk to groundwater.

18 The development hereby approved shall not be occupied until a system for the disposal of sewage and surface water has been provided on the site in accordance with details (including layout plans, sections, calculations and identification of management responsibilities post implementation) to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent contamination of groundwater as the site overlies a principal aquifer.

20 Prior to work commencing on the site details of any foundation works proposed shall be submitted to and approved in writing by the Local Planning Authority. Foundation work shall be carried out in accordance with the approved details.

Reason: To prevent contamination of groundwater as the site overlays a principal aquifer.

### **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: CE17, DP3, DP4, DP5, CE6

3. Groundwater & Contaminated Land  
In complying with Conditions 13-15 the applicant is expected to:

1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.

2) Refer to the Environment Agency Guidance on Requirements for Land Contamination Reports for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.

3) Refer to the Environment Agency website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for more information.

As a minimum conduct a desk study, site conceptual model and preliminary risk assessment.

As the former land use was as a poultry farm any site investigation must identify any sources of contamination associated with the site. including any information about the historic use, storage and disposal of any fertilisers, pesticides or other chemicals associated with the land use. Any assessment must include information relating to the use and storage of fuel oil.

If any sources of contamination are identified then a risk assessment must be carried out in order to demonstrate that there is no risk posed to controlled waters, specifically the principal Chalk aquifer and the SPZ3.

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is normally required for any discharge of sewage (including septic tank) or trade effluent into controlled waters, and may be required for any discharge of surface water to such controlled waters. Such consent may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters). The Applicant is advised to contact the National Permitting Service to obtain relevant applicant form and/or discuss this matter further. Please contact the Environment Agency on 08708 506506 or refer to their website [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for further information.

For Environment Agency policies regarding discharges to ground, the applicant should refer to 'Groundwater Protection: Policy & Practice (GP3), part 4: Legislation and policies, section 4: Discharge of liquid effluents into the ground', available from the Environment Agency website.

The Water Resources Act 1991, s85 makes it an offence to cause or knowingly permit poisonous, noxious or polluting matter to enter controlled waters unless you are in possession of a discharge consent or other relevant permit. Controlled waters include all water below the surface of the ground. This legislation is not restricted to any listed substances.

Discharge consents issued under the WRA1991 constitute authorisations for the purposes of the Groundwater Regulations provided the relevant conditions have been applied.

#### Waste on site

The recovery, treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires a Waste Management Licence or Pollution Prevention and Control permit.

Treatment of contaminated soil by mobile plant requires a mobile treatment licence. Soil may be re-used on-site as part of a soil recovery operation by registering a waste management licence exemption with the Environment Agency or by obtaining a Waste Management Licence.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

It is recommended that developers should refer to the Environment Agency's:

remediation position statements outlining its regulatory position on remediation processes

guidance on the Definition of Waste: developing greenfield and brownfield sites for assisting those involved with construction work in deciding whether or not they are handling waste.

website at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) for further guidance.

#### Waste to be taken off site

Contaminated soil that is excavated, recovered or disposed of, is controlled waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:

- i. Duty of Care Regulations 1991
- ii. Hazardous Waste (England and Wales) Regulations 2005
- iii. Waste Management Licensing Regulations 1994 (as amended)
- iv. Pollution Prevention and Control Regulations (England and Wales) 2000
- v. Landfill (England and Wales) Regulations 2002

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed off site operations is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

Movement of waste on/off site –registered waste carrier

If any controlled waste is to be removed off site, then site operator must ensure a registered waste carrier is used to convey the waste material off site to a suitably authorised facility.

If the operator wishes more specific advice they will need to contact the Environment Management Team at their Solent Offices on 01962 764944 or look at available guidance on the Environment Agency website [www.environment-agency.gov.uk/subjects/waste/](http://www.environment-agency.gov.uk/subjects/waste/)

#### Off site movement of wastes duty of care

The Duty of Care regulations for dealing with waste materials are applicable for any off-site movements of wastes. The developer as waste producer therefore has a duty of care to ensure all materials removed go to an appropriate licensed disposal site and all relevant documentation is completed and kept in line with regulations.

#### Use of waste on site- authorisation or exemption required

If any waste is to be used on site, the applicant will be required to obtain the appropriate exemption or authorisation from us. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided.

If the applicant wishes more specific advice they will need to contact the Environment Management Team at their Solent Office on 01962 764944 or look at available guidance on Environment Agency website <http://www.environment-agency.gov.uk/subjects/waste>.

Applicants should be aware that if any controlled waste is to be used on the site the operator will need to obtain the appropriate authorisation from the Environment Agency.

If the operator wishes more specific advice they will need to contact the Environment Management Team at their Solent Office on 01962 764944 or look at available guidance on Environment Agency website <http://www.environment-agency.gov.uk/subjects/waste>.

The applicant should consider reduction, reuse and recovery of waste in preference to off site incineration and disposal to landfill during site construction.

#### Construction-site waste management plans (England)

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that a SWMP should contain depends on the estimated build cost, excluding VAT. You must still comply with the duty of care for waste. Because you will need to record all waste movements in one document, having a SWMP will help you to ensure you comply with the duty of care.

Further information can be found at <http://www.netregs-swmp.co.uk>

**Winchester Town**

**Ward**

**St Luke/St Pauls**

**04 Conservation**

**Area:**

**Case No:** 09/02495/FUL

**Ref No:** W21103/02

**Date Valid:** 22 February 2010

**Grid Ref:** 446435 129181

**Team:** EAST

**Case Officer:** Ms Anna Rolls

**Applicant:** Brian Mills

**Proposal:** (HOUSEHOLDER) Erection of timber summerhouse next to existing garage (RETROSPECTIVE)

**Location:** 5 Sarum Close, Winchester, Hampshire, SO22 5LY

**Officer** PER

**Recommendation**

:

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

**Conditions/Reasons**

1 The summerhouse hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling, and shall not, at any time, be used for business, commercial or industrial purposes.

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

2 Within one month of the date of this permission details shall be submitted to the local planning authority in respect of providing a non opening obscured glazed window to the east elevation of the summerhouse hereby approved or a fixed louver arrangement to ensure no overlooking from the window. The development shall be completed in accordance with such approved details within two months of the date of their approval

Reason: To ensure the development does not impact adversely on the privacy of the neighbours.

**Informatives**

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3  
South East Plan 2009: BE1

**South Wonston**

**Ward**

**Wonston And Micheldever**

**05**

**Conservation**

**Area:**

**Case No:** 10/00134/FUL

**Ref No:** W21690

**Date Valid:** 25 January 2010

**Grid Ref:** 446821 135886

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** MR G.VAIL, MRS S.LATHAM & MRS J.TAYLOR

**Proposal:** Demolition of existing garages at numbers 89 and 91 Downs Road and erection of 1 no two bedroom bungalow and 1 no. four bedroom house at the rear of number 89 and 91 Downs Road (Amended description 10.03.2010 to clarify that the proposal relates to 89 and 91 Downs Road)

**Location:** Lindum, 91 Downs Road, South Wonston, Winchester, Hampshire, SO21 3EH

**Officer** PER

**Recommendation**

:

**Committee Decision:**

DEFERRED for consideration by Planning Development Control Viewing Sub Committee - 22/06/10

**New Alresford**

**Ward**

**The Alresfords**

**06 Conservation**

**Area:**

**Case No:** 10/00151/FUL

**Ref No:** W21443/01

**Date Valid:** 25 January 2010

**Grid Ref:** 458425 132279

**Team:** EAST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Mrs N Carpenter

**Proposal:** Demolition of single garage and greenhouse and erection of two storey detached dwelling, off street parking and associated hard and soft landscaping (Resubmission) (AMENDED PLANS received 22.03.2010 showing a change in roof form, amounting to a pitched roof replacing the flat roof/parapet wall element, and timber cladding of the rear elevation).

**Location:** Four Winds, 27 Grange Road, Alresford, Hampshire SO24 9HB

**Officer** PER

**Recommendation**

:

**Committee Decision:**

Recommendation overturned:

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

**Conditions/Reasons**

1. The proposal is contrary to policy DP.3 of the Winchester District Local Plan Review in that the dwellinghouse, by virtue of its size and design, would be a cramped and incongruous form of development detrimental to the visual amenities of the street scene.
2. The proposal is contrary to policy RT4 of the Winchester District Local Plan Review in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would undermine the policy's objectives for recreational open space provision within the District.
3. The proposal is contrary to Policy DP.9 of the Winchester District Local Plan Review in that it fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the



additional transport needs and burden imposed on the existing network arising from this development.

### **Informatives**

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

Winchester District Local Plan Review 2006: DP3, DP3, H3, H7  
South East Plan 2009: BE1  
Planning Policy Statement 1  
Planning Policy Statement 3  
Planning Policy Statement 22  
New Alresford Town Design Statement

**Whiteley**                      **Ward**                      **Whiteley**

**07**      **Conservation**

**Area:**

**Case No:**                      09/02083/REM

**Ref No:**                      W11433/73

**Date Valid:**                      15 October 2009

**Grid Ref:**                      452776 109962

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

**Applicant:**                      Bellway Homes

**Proposal:**                      (AMENDED PLANS) Reserved matters application pursuant to outline permission W11433 for 54 dwellings comprising 2 x 1-bedroom flats, 11 x 2-bedroom flats, 14 x 2-bedroom houses, 13 x 3-bedroom houses, 11 x 4-bedroom houses, 3 x 5-bedroom houses and associated garaging, carparking and landscaping. Provision of cycleway and vehicular accesses from Bluebell Way and pedestrian linkages to Kingswood Close and recreation ground. Approval sought for access, appearance, scale, layout and landscaping.

**Location:**                      Whiteley Farm, Whiteley Lane, Burridge, Hampshire

**Officer**                      PER

**Recommendation**

:

### **Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Permitted as set out in the report subject to the requirement for a legal agreement in respect of the setting up of a management company to ensure that adequate

provision for the future management and maintenance of all common parts not forming part of private curtilages and not adopted by a local authority, including roads, footpaths, open spaces, parking courts, is put in place by the developer to the satisfaction of the local planning authority before any dwelling on the development hereby approved is first occupied.

### **Conditions/Reasons**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

1 The development hereby permitted shall be begun before the expiration of two years from the date of approval of this reserved matters application subject to compliance with the conditions listed below.

Reason: To comply with the provision of Section 92(2) 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 (including window, door, porch, chimney, rainwater goods and eaves details) and the paint and paintwork details of the 'Middle Street' character area of the development 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 Prior to development commencing on the site fully annotated drawings of typical window sections at a scale of 1:20 or 1:50 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved drawings prior to the occupation of dwellings on the site.

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

4 No development shall take place until details of both hard and soft landscape materials and specifications have been submitted to and approved in writing by the Local Planning Authority and works shall be carried out in accordance with the approved details prior to the occupation of the dwellings on the site (in the case of paving materials) or within the first planting and seeding season following the occupation of the first dwelling on the site or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- paving materials including rumble stones, conservation kerbs, paving blocks, paving brick and paving slabs
- 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:
- implementation programme.

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

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 occupation of any dwelling on the site. Development shall be carried out in accordance with the approved details.

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

6 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and include provision for the replacement of trees and planting that dies, is removed or becomes seriously damaged. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

7 No dwellings erected on the land shall be occupied until the proposed accesses, driveways, footways and streets into and within the site (and including the shared cycleway and footpath along Bluebell Way), have been laid out and constructed in accordance with specifications and details to be first submitted to and approved in writing by the Local Planning Authority. The construction of the roadways and parking spaces shall be undertaken to ensure that the roadway and parking spaces are permeable in accordance with sustainable urban drainage systems methods.

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

Reason: To ensure satisfactory means of access and visual appearance to the site and to promote cycling and walking.

8 No dwellings erected on the land shall be occupied until visibility splays of 2.4 metres by 39 metres shall be provided at the junction of the access and Bluebell Way. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1 metre in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

9 The garage and parking spaces hereby approved shall not be used for any other purpose than the parking of cars and shall be clearly marked out and allocated in accordance with details and a management plan to be first submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the dwellings.

Reason: To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

10 The development hereby approved shall be constructed in accordance with the approved plans and details received on 1 April 2010 as listed below unless otherwise agreed in writing by the Local Planning Authority:

Housetype Portfolio, ref: 48-1645 dated March 2010 by Simon Cooper on behalf of Bellway Wessex.

Drg No: 48-1645-WS-4B-001, 002

Drg No: 48-1645-WS-3B-001, 002, 003, 004, 005, 006

Drg No: 48-1645-WS-2B-001, 002

Drg No: 48-1645-WS-2F-001, 002

Drg No: 48-1645-WS-1F-001, 002, 003, 004

Drg No: 48-1645-MS-5B-001, 002

Drg No: 48-1645-MS-4B-001, 002

Drg No: 48-1645-MS-3B-001, 002

Drg No: 48-1645-MS-2B-001, 002

Drg No: 48-1645-MS-1F-001, 002, 003, 004

Drg No: 48-1645-ES-5B-001, 002

Drg No: 48-1645-ES-4B-001, 002, 003, 004, 005, 006, 007, 008

Drg No: 48-1645-ES-3B-001, 002, 003, 004, 005, 006

Drg No: 48-1645-ES-2B-001, 002, 003, 004, 005, 006, 009, 010

Drg No: 48-1645-GAR-001, 002, 003, 004, 005, 007, 008, 009, 010

Drg No: 48-1645-BIN-001, 002

Drg No: 48-1645-PER-01, 02

Drg No: 48-1645-SHED-01

Drg No: 48-1645-001 Rev:C, Drawing title: Planning layout, by Simon Cooper, dated 30.03.10.

Drg No: 48-1645-002/1 Rev:A, Drawing title: Site Sections and levels sheet 1 of 2, by Simon Cooper, dated 29.03.10.

Drg No: 48-1645-003 Rev:C, Drawing title: Street scenes sheet 1 of 3, by Simon Cooper, dated 30.03.10.

Drg No: 48-1645-003 Rev:C, Drawing title: Street scenes sheet 2 of 3, by Simon Cooper, dated 31.02.10.

Drg No: 48-1645-003 Rev:C, Drawing title: Street scenes sheet 3 of 3, by Simon Cooper, dated 31.03.10.

Amended plans (Revision A) dated 17.05.10 drawn by LAC.

Drg No: 48-1645-WS-3B-007, 008

Drg No: 48-1645-ES-2B-007, 008

Reason: For the avoidance of doubt as to the scope of this permission.

11 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, calculations and identification of management responsibilities post implementation) to be first submitted to and approved in writing by the Local Planning Authority.

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

12 Prior to work commencing on the site details for the provision of bird and bat boxes within the site in accordance with Section 3.3 of the Habitat Enhancement, Management Plan and Reptile Mitigation Strategy prepared by Middlemarch Environmental Ltd., Report Number: RT-MME-106596 dated December 2009 shall be submitted to and approved in writing by the Local Planning Authority. The installation of bird and bat boxes in accordance with the approved details shall be undertaken prior to the occupation of any dwelling on the site.

Reason: To ensure the scheme promotes habitat for local wildlife and achieves an appropriate level of bio-diversity enhancements.

13 Prior to work commencing on the site a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details;

Stages of development, including details of reptile protection and site supervision in accordance with Section 5.3 of the Habitat Enhancement, Management Plan and Reptile Mitigation Strategy prepared by Middlemarch Environmental Ltd., Report Number: RT-MME-106596 dated December 2009

Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.

Provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development.

Dust suppression, mitigation and avoidance measures.

Construction vehicle parking.

Measures for minimising construction waste and provision for the re-use and recycling of materials which shall be used in the construction of the development.

Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.

A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic.

Floodlighting and security lighting. (note: this must be directed in such a way as not to cause nuisance to adjoining properties, SSSI or adjacent highway).

Code of Construction Practice for all works and operations on the site.  
Measure to be taken to prevent contaminants from entering watercourses or the water environment.

The Construction management plan shall be adhered to throughout the duration of the construction period.

Reason: To ensure that all work in relation to the application is undertaken in a sustainable manner and does not cause materially harmful effects on protected species and nearby properties and businesses.

### **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, DP4, DP5, H7, T1, T2, T3  
South East Plan 2009: CC6
3. The applicant's attention is drawn to Condition 7 of the outline planning permission which has removed permitted development rights.
4. Section 22 of The Town and Country Planning (General Development Procedure) Order 1995 provides Local Planning Authorities with the power to impose conditions on reserved matters applications and Section 45 of Circular 11/95 states that the only conditions which can be imposed when the reserved matters are approved are conditions which directly relate to those matters. It is considered that the conditions recommended relate directly to the development and are necessary to make the development acceptable. Conditions relating to materials, landscaping, road and footway construction, sewage and drainage disposal and construction management repeat condition requirements established at outline stage and seek to ensure that they are kept relevant to this particular site

**Compton And Shawford**

**Ward**

**Compton And Otterbourne**

**08 Conservation** Compton Street  
**Area:**  
**Case No:** 10/00577/FUL  
**Ref No:** W21561/1  
**Date Valid:** 1 April 2010  
**Grid Ref:** 446500 125855  
**Team:** WEST **Case Officer:** Nick Parker  
**Applicant:** Mr S Goodwin  
**Proposal:** Conversion of Compton Stores into two no. 2 bedroom flats involving external alterations to existing building, landscaping and the provision of cycle, bin and recycling storage.  
**Location:** Post Office And Stores, Compton News, Attwoods Drove, Compton, Winchester, Hampshire, SO21 2AX  
**Officer** PER  
**Recommendation**  
:

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

**Conditions/Reasons**

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

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

2 Prior to the commencement of development details of the proposed materials used in the external alterations to the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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

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

originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4 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.

5 The existing trees and hedgerows, shown as being retained on the approved plan, shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing, in accordance with BS 5837.

Reason: To retain and protect the trees, in order to maintain residential amenity.

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

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

Reason: To ensure satisfactory means of access.

7 Before the development hereby approved is first brought into use, a minimum of two car and two long term (secure/undercover) cycle parking spaces shall be provided per dwelling within the curtilage of the site, and thereafter maintained and kept available.

Reason: To ensure adequate car and cycle parking provision within the site, in accordance with the standards of the Local Planning Authority.

8 Prior to the commencement of development details of the proposed means of surface water disposal shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: In order to secure an acceptable drainage scheme that safeguards the amenity of the area.



## **Informatives**

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review (WDLPR)

Policies: DP3 (design), DP5 (amenity open space), HE4 (landscape setting of conservation area), HE5 (development within conservation areas), H4 (infill development), H7 (density and housing mix), SF7 (loss of facilities and services), RT4 (provision of public open space), T4 (parking standards), T5 (off-site contributions).

South East Plan

BE1 (built environment)

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 7 Sustainable Development in Rural Areas

Supplementary Planning Guidance

Winchester City's Residential Parking Standards (2009)

**Swanmore**

**Ward**

**Swanmore And Newtown**

**09**

**Conservation**

**Area:**

**Case No:** 09/02627/FUL

**Ref No:** W11649/03

**Date Valid:** 11 January 2010

**Grid Ref:** 457256 116834

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

**Applicant:** Mr & Mrs Shepherd

**Proposal:** Erection of 1 no. two bedroom dwelling

**Location:** Pigadillo House, Swanmore Road, Swanmore, Southampton,  
Hampshire, SO32 2QH

**Officer** REF

**Recommendation**

:

**Committee Decision:**

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

**Conditions/Reasons**

1 The proposal is contrary to Policies DP3, DP5 and CE5 of the Winchester District Local Plan Review 2006 in that:-

(i) the proposal, by reason of its size, siting and design would resist in a cramped and inappropriate form of development which would not respond positively to the character, appearance and variety of the local environment;

(ii) there is inadequate space between the existing dwelling and the settlement boundary of Swanmore to satisfactorily accommodate a new dwelling. The addition of a dwelling in this location would therefore be harmful to the character and appearance of the area.

(iii) the building, due to its scale, the extent of its footprint, and its proximity to the neighbouring boundary to the north west, would have an overbearing and intrusive impact and would therefore be harmful to residential amenity.

(iv) the layout would result in an unsatisfactorily small garden area retained for the existing property that would be inappropriate to the use and character of this dwelling and its location.

(v) the development would set a precedent for backland development which may make it hard for the Local Planning Authority to resist other similar proposals on this road which would cumulatively further detract from and erode the character, appearance and variety of this part of Swanmore.

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

### **Informatives**

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

Winchester District Local Plan Review 2006: DP3, DP4, DP5, DP9, CE2, CE3, CE5, H3, RT4

South East Plan 2009: CC6, BE6

**Itchen Valley**

**Ward**

**Itchen Valley**

### **10 Conservation**

**Area:**

**Case No:** 10/00102/FUL

**Ref No:** W21692

**Date Valid:** 18 January 2010

**Grid Ref:** 452113 129642

**Team:** EAST

**Case Officer:** Elaine Walters

**Applicant:** Greentithe

**Proposal:** Replacement of two no. existing bungalows with two no. 2 bed eco-homes, landscaping and associated works

**Location:** Fisher Bungalow, Alresford Road, Winchester, Hampshire, SO21 1HL

**Officer** REF

**Recommendation**

:

### **Committee Decision:**

Recommendation overturned:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

### **Conditions/Reasons**

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the 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 a satisfactory visual relationship between the new development and the existing.

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

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

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D or E of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To accord with policy CE.23 which restricts the size of dwellings and extensions in the countryside where the impact of the development should not significantly change the character of the existing dwelling or result in increased visual intrusion by increased size and/or unsympathetic design.

5 Detailed proposals for the disposal of foul and surface water 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 the dwelling is occupied.

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

6 The dwellings hereby permitted shall be constructed to an energy efficiency standard equivalent to Code 5 of the Code for Sustainable Homes or any equivalent standard that may be provided in any amending or replacing standards relating to the sustainability construction standards of dwellings.

Reason: The approval of this development weighted the sustainable design credentials of the proposals as worthy of materially offsetting other policy objections to the development.

7 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 9353-AIA-PB, written by Phillip Brophy of Barrell Tree Consultancy and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the 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 reference 9353-AIA-PB. Telephone 01962 848317.

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 848317.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement reference 9353-AIA-PB.

Any deviation from works prescribed or methods agreed in accordance with Method Statement reference 9353-AIA-PB 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

8 The works shall be carried out in accordance with all measures as set out in the Reptile Mitigation Strategy (Hampshire Ecological Services, May 2010) unless otherwise approved by the Local Planning Authority.

Reason: To ensure impacts on reptiles, protected under the Wildlife and Countryside Act 1981 as amended, are appropriately mitigated.

9 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.

10 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing

by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

### **Informatives**

1. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are other material considerations which indicate 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 2009

SP.3, CC.4, CC6, H.1, T.7, NRM1, NRM2, NRM3, NRM4, NRN5, NRM11, BE.1, BE.4, BE.6, SH.8, C.2

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, H.3, H.4, H.5, H.7, RT.4, T.1, T.2, T.3, T.4, T.5, CE.10, CE.23

**Northington**

**Ward**

**Itchen Valley**

**11 Conservation**

**Area:**

**Case No:** 10/00268/FUL

**Ref No:** W19447/1

**Date Valid:** 8 February 2010

**Grid Ref:** 457093 137831

**Team:** EAST

**Case Officer:** Elaine Walters

**Applicant:** Mr J Tabberer

**Proposal:** Demolition of existing sawmill and associated outbuildings and replacement with a new detached dwelling house together with new access and driveway.

**Location:** Totford Saw Mill, Basingstoke Road, Totford, Hampshire

**Officer** REF

**Recommendation**

:

**Committee Decision:**

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

**Conditions/Reasons**

- 1 The site is located outside defined settlement boundaries in an unsustainable location in the countryside remote from local services and good public transport links and where it has not been demonstrated that the site cannot be used for an appropriate countryside or commercial purpose. The proposal is therefore considered contrary to policies SP.3 of the South East Plan and policies E2, CE17 and CE24 of the Adopted Winchester District Local Plan Review 2006, in that it would result in additional housing in an unsustainable location in the countryside, without justification.
- 2 The proposal is contrary to policy DP3 of the Adopted Winchester District Local Plan Review 2006, in that the design of the proposed new dwelling is a typical suburban design, which does not reflect local character and represents an incongruous intrusion of residential development in this countryside location, which would result in visual harm.
- 3 The proposal is contrary to policies DP.1 and DP.3 of the Winchester District Local Plan Review in that there is insufficient information on the submitted plans regarding existing and proposed ground levels to be able to assess the visual impact of the proposed new dwelling on the character and appearance of the countryside.
- 4 The proposal is contrary to policy CE.10 of the Winchester District Local Plan Review in that the proposal would have a negative impact on reptile conservation and no mitigation proposal has been put forward for the potential loss of habitat.
- 5 The proposal is contrary to policy DP.13 of the Winchester District Local Plan Review in that no contamination assessment has been provided. Given the general industrial nature of the established use on site and the sensitivity of the proposed use, the impact of the proposed development cannot be fully assessed.
- 6 The proposal is contrary to policy RT.4 of the Winchester District Local Plan Review in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area and would not provide a satisfactory level of amenity for the occupiers of the units.
- 7 The proposal is contrary to PPS23 because this site is considered sensitive with respect to controlled waters and there is insufficient information on the application to demonstrate that the proposal will not cause the risk of pollution to these controlled waters.

## Informatives

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

South East Plan 2009:

SP.3, CC.4, CC6, H.1, H.5, T.7, NRM1, NRM2, NRM3, NRM4, NRN5, NRM11, BE.1, BE.4, BE.6, SH.8

Winchester District Local Plan Review

DP.1, DP.3, DP.4, DP.5, DP.6, DP.13, H.3, H.4, H.5, H.7, E.2, RT.4, T.1, T.2, T.3, T.4, T.5, CE.10, CE.17, CE.24

National Planning Policy:

PPS7, PPS23

## PDC 855

	Winchester	Ward	St Bartholomew
<b>TPO 1988</b>	<b>Conservation Area:</b>		
	<b>Case No:</b>	TPO1988	
	<b>Ref No:</b>		
	<b>Date Valid:</b>		
	<b>Grid Ref:</b>		
	<b>Team:</b>	Landscape	<b>Case Officer:</b> Andrew Giles
	<b>Applicant:</b>		
	<b>Proposal:</b>		
	<b>Location:</b>	10 Courtenay Road, Winchester	
	<b>Officer</b>	Confirm	
	<b>Recommendation</b>		
	:		

## Committee Decision:

Confirmed as set out in the report (No changes)

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