

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**29 July 2010**

Attendance:

Councillors:

Johnston (Chairman) (P)

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

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

Others in attendance who addressed the meeting:

Councillors Godfrey and Weston

Others in attendance who did not address the meeting:

Councillor Bell

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1. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee, held on 14 and 17 June 2010, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**  
(Report [PDC863](#) 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 4 and 5 as 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 Lipscomb also declared a personal and prejudicial interest in respect of Item 7 as he was acquainted with the applicant's architect and that there may be a perception that he was also a close associate. Councillor Lipscomb therefore withdrew from the Committee for that item and neither spoke or voted thereon.

By way of a personal statement, Councillor Evans explained that she had predetermined Item 3. Councillor Evans therefore withdrew from the Committee for that item and, having made representations during public participation as a Ward Member, sat in the public gallery during the subsequent discussion.

Councillor Evans also declared a personal and prejudicial interest in respect of Report PDC861 as it was her and her husband's application. Councillor Evans therefore withdrew from the Committee for that item and neither spoke nor voted thereon.

Councillor Barratt declared a personal (but not prejudicial) interest in respect of Item 4 as she was acquainted with a lead objector to the proposal and she spoke and voted thereon.

Councillor Jeffs declared a personal (but not prejudicial) interest in respect of Item 9 as his wife was Chairman of the New Alresford Town Council Planning Committee and he spoke and voted thereon.

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

Item 1: Wallers Ash, Old Stoke Road, Stoke Charity, Winchester – Case Number 10/00623/LIS

The Committee noted that this application was for the listed building consent that was linked with Item 2 below.

Mr Saunders (applicant's architect) and Councillor Godfrey (a Ward Member) spoke in support of the application.

In summary, Councillor Godfrey reported that the listed property was previously in a state of disrepair and that the owners had substantially improved it, to include a new extension. The proposed single storey conservatory was to be on the western elevation of the extension, to be modest in size and built using high grade materials and of a design that was sympathetic with, and would positively enhance, the listed building and the surrounding area. He referred to the concerns of the Historic Environment Officer and advised that the conservatory would not be visible from the public realm and would not materially harm the setting of the listed house. Councillor Godfrey also drew attention to the support of the Parish Council to the proposals and that there had been no objections from local residents.

In response, the Head of Historic Environment clarified that the quality of design and materials of the conservatory had been acknowledged during pre-application discussions. Although it would be sympathetic with the modern extension, its massing and alignment would cause conflict with the original listed building. The Committee was reminded that whether the proposals could be seen from the public realm was not relevant when dealing with a listed building.

Responding to discussion, the Head of Legal Services clarified that whilst the proposals were for new development, they would still be part of, and within, the curtilage of the listed building. Therefore the proposals must be considered in the context of the listed building and its later addition as a whole, rather than with reference only to the newer extension.

Following debate, the Committee agreed to refuse to grant listed building consent for the reasons set out in the Report.

Item 2: Wallers Ash, Old Stoke Road, Stoke Charity, Winchester – Case Number 10/00622/FUL

The Committee noted that this application was for the planning application that was subject to the listed building consent application described at Item 1 above.

Mr Saunders (applicant's architect) and Councillor Godfrey (a Ward Member) spoke in support of the application. Councillor Godfrey's comments are summarised as part of his representation at Item 1 above.

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

Item 3: Field to north of Community Centre, Mill Lane, Wickham – Case Number 10/00960/FUL

Dr Smallwood and Councillor Evans (a Ward Member) spoke in support of the application.

In summary, Councillor Evans advised that she was also speaking on behalf of the other Ward Member (Councillor Clear) in support of the proposals. She reported the comments of Wickham Parish Council regarding the importance of adequate sewerage and drainage treatment at the site, due to the adjacent sloping Mill Lane. Councillor Evans also advised that there was general support from the local community for the new larger surgery at this location and that there was no alternative site available which was suitable for the existing practice to relocate to. There was also a limited timeframe for the availability of Primary Care Trust funding for the new facility. Councillor Evans also advised that she supported the introduction of permeable surfaces in the new surgery car park which would mitigate the possibility of water runoff causing flooding. She also requested consideration of an extension to the 30 mph speed limit further along Mill Lane, so as to encompass this development, and also the introduction of an informative to limit the working hours of construction.

In response, the Head of Planning Management drew attention to existing Condition 4 (b) in the Report and it was agreed that this could include reference to permeable surfacing materials, thereby ensuring that permeable surfacing was incorporated at the site wherever necessary. With regard to the extension of the 30 mph speed limit along Mill Lane, an additional condition could not be specifically added for this proposal; however, other highway

safety issues were dealt with in other conditions. An additional informative could be added with regard to working hours of construction operatives and this was agreed.

During discussion, the Committee was advised that a request that the new facility should be constructed to attain the latest standards of sustainability could be achieved, via an additional condition. This was agreed, with its exact wording delegated to the Head of Planning Management, in consultation with the Chairman.

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

Item 4: 28 Chilbolton Avenue, Winchester – Case Number 10/00739/FUL

Mr Kane (a local resident) spoke against the application.

During discussion, the Head of Planning Management drew attention to Condition 2 that specified that the proposal for the building's change of use was limited to 11 single occupancy rooms, and it was clarified that the applicant would control this via lease agreements with the tenants. It was noted that the house could presently accommodate up to six people. With regard to concerns raised about parking provision on site, this was considered adequate, as the building was located in a sustainable location close to public transport and other facilities. In addition, attention was drawn to traffic orders that prohibited on-street parking.

Responding to debate, the Head of Legal Services clarified that planning permission was necessary for the required change of use class for a House in Multiple Occupation (HMO). This planning application had no scope with regard to the internal configuration of the building, which was dealt with by way of separate legislation that included Building Regulations and, where appropriate, a requirement for the HMO to be licensed. However, the Committee was advised that, as part of its consideration of granting planning permission, Members should refer to the intensification of the change of use and impact this may have on the amenity of the local area. However, it should not be assumed that the proposed change of use would necessarily be disruptive at this location, or that the tenants would abuse the terms of their leases, without there being cogent evidence to support such concerns.

Further to questions, the Head of Planning Management explained that the Chilbolton Avenue Local Area Design Statement (LADS) was a material planning consideration. This document specified that any potential development opportunities in the area should be discreet and respect the existing well landscaped frontages of the Avenue.

Following further debate, the Committee agreed that although there were few physical alterations to the building, the impact of an HMO at this location, due to its commercial nature and its associated intensification of use, would have a

significant effect on the existing residential character of the area. It was therefore considered that the proposals would have an adverse impact on the residential amenity of neighbouring residents and was thus contrary to the objectives of Policy DP3 and the principles of the Chilbolton Avenue LADS.

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 and summarised above.

Item 5: Woodrow's, Westley Lane, Sparsholt – Case Number 10/00763/FUL

Mr Plumpton, Mr Starkey and Mr Long and Mr Tovey (representing Sparsholt Parish Council) spoke against the application and Mr Rees (applicant's agent) spoke in support.

The Head of Planning Management advised that, since publication of the Report, Natural England had commented that following completion of its ecological surveys at the site, it raised no objection to the proposal.

The Head of Planning Management and the Head of Access and Infrastructure explained that concerns raised about the ownership of land subject to the requirement for access visibility were dealt with by proposed condition 9; it was the applicant's responsibility to ensure that he could satisfy such a requirement.

During discussion, it was agreed that an additional informative be added to restrict the working hours of construction at the site.

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

Item 6: Smallwood, Cross Way, Shawford, Winchester – Case Number 10/00192/FUL

Mr Freeland (applicant) spoke in support of the application.

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

Item 7: 1 Swanmore Park House, Swanmore Park, Park Lane, Swanmore, Winchester – Case Number 10/00864/LIS

The Committee noted that this application was for the listed building consent that was linked with Item 8 below.

Ms Stokes (and on behalf of eight other residents of Swanmore Park House) spoke against the application and Mr Garrett (applicant) spoke in support.

Councillor Weston (a Ward Member) read a statement against the application on behalf of fellow Ward Member Councillor Pearson. Councillor Weston advised that she also supported the comments put forward by Councillor Pearson.

In summary, Councillor Pearson's statement reminded the Committee of the building's historic and listed status and that the majority of the changes proposed by the applicant were welcomed improvements. However, he was concerned that the proposed 'pod' was not in keeping with the listed building and gardens and was intrusive and alien in its design.

In response, the Head of Historic Environment advised that the 'pod' was small and subordinate to the main building and, on balance, believed that a sufficient case had been made to allow it to be permitted.

During discussion, it was agreed that an additional informative be added to restrict the working hours of construction at the site

Following debate, the Committee agreed to grant listed building consent for the reasons (and subject to the conditions) set out in the Report and the additional informative referred to above.

Item 8: 1 Swanmore Park House, Swanmore Park, Park Lane, Swanmore, Winchester – Case Number 10/00864/FUL

The Committee noted that this application was for the planning permission that was subject to the listed building consent described at Item 7 above.

Ms Stokes (and on behalf of eight other residents of Swanmore Park House) spoke against the application and Mr Garnett (applicant) spoke in support.

Councillor Weston (Ward Member) read a statement against the application on behalf of fellow Ward Member Councillor Pearson. His comments are summarised as part of his representation at Item 8 above and Councillor Weston advised that she also supported the comments put forward by Councillor Pearson.

During discussion, it was agreed that an additional informative be added to restrict the working hours of construction at the site.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) set out in the Report and the additional informative referred to above.

The following item had no public participation.

Item 9: 14 Culley View, Alresford – Case Number 10/01026/FUL

At the conclusion of debate, the Committee agreed to retrospectively grant planning permission for the reasons 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 3 (Field to north of Community Centre, Mill Lane, Wickham) planning permission be granted for the reasons (and subject to the conditions) in the Report and additional Condition and Informative (with exact wording delegated to the Head of Planning Management, in consultation with the Chairman) as follows:

- (i) An additional condition to ensure that the new facility should be constructed so to achieve the latest standards with regard to sustainability.
- (ii) An additional Informative to restrict the working hours of construction at the site.

3. That, in respect of Item 4 (28 Chilbolton Avenue, Winchester) planning permission be refused for the following reasons (with exact wording delegated to the Head of Planning Management, in consultation with the Chairman) as follows:

‘The proposed change of use, having regard to its commercial nature and its associated intensification of activity in terms of the comings and goings of occupiers and their use of the site, would be likely to adversely impact upon the residential amenity of neighbouring residents, contrary to the objectives of Policy DP3 of the Winchester District Local Plan and the intentions of the Chilbolton Avenue Local Area Design Statement to ensure that the character of the area is respected in any development proposals intensifying existing development.’

4. That, in respect of Item 5 (Woodrows, Westley Lane, Sparsholt) planning permission be granted for the reasons (and subject to the conditions) in the Report and an additional Informative (with exact wording delegated to the Head of Planning Management, in consultation with the Chairman) to restrict the working hours of construction at the site.

5. That, in respect of Items 7 & 8 (1 Swanmore Park House, Park Lane, Swanmore) planning permission be granted for the reasons (and subject to the conditions) in the Report and an additional Informative (with exact wording delegated to the Head of Planning

Management, in consultation with the Chairman) to restrict the working hours of construction at the site.

3. **APPLICATION TO CARRY OUT TREE WORKS AT 3 COPPERWOOD, HOLT CLOSE, WICKHAM (SUBJECT TO TREE PRESERVATION ORDER 1063)**

(Report PDC861 refers)

RESOLVED:

That the tree works at 3 Copperwood, Holt Close, Wickham be permitted

4. **MINUTES OF PLANNING DEVELOPMENT CONTROL (VIEWING) SUB COMMITTEE HELD 22 JUNE 2010**

(Report PDC854 refers)

The Committee received the minutes of the Planning Development Control (Viewing) Sub-Committee, held on 22 June 2010, (attached as Appendix A to the minutes) which determined applications at Land East of New Farm Road, Alresford and at Lindum, 91 Downs Road, South Wonston.

The Committee agreed that the minutes be corrected to show that Mr Hearn (Urban Designer & Major Projects Officer) was present at the meeting. It was also agreed that, so as to improve the written style and consistency of the Resolutions on page 3 and on page 15, these be corrected to read as follows:

‘That the application be approved, subject to the conditions as set out below and subject to the applicant entering into an agreement under the provisions of Section 106 to the Town and Country Planning Act to secure the following matters to the satisfaction of the Head of Legal Services’

RESOLVED:

That, subject to the above corrections, the minutes of the Planning Development Control (Viewing) Sub-Committee held 22 June 2010 be received.

5. **PLANNING APPEALS – SUMMARY OF DECISIONS (DC CASES) AND ENFORCEMENT CASE DECISIONS – FROM JANUARY 2010 – 31 MARCH 2010**

(Report PDC862 refers)

RESOLVED:

That the Report be noted.

The meeting commenced at 9.30am, adjourned at 1.25pm, reconvened at 2.15pm and concluded at 5pm

Chairman



WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**29.07.2010**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

**Wonston**

**Ward**

**Wonston And Micheldever**

**01 Conservation**

**Area:**

**Case No:** 10/00623/LIS

**Ref No:** W17906/16LB

**Date Valid:** 4 March 2010

**Grid Ref:** 448387 136332

**Team:** EAST

**Case Officer:** Miss Megan Birkett

**Applicant:** Mr Darryl Stevenson

**Proposal:** Single storey conservatory to western elevation of existing extension

**Location:** Wallers Ash, Old Stoke Road, Stoke Charity, Winchester, Hampshire, SO21 3PW

**Officer** REF

**Recommendation**

:

**Committee Decision:**

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

**Conditions/Reasons**

1 The proposal is contrary to policies DP3 and HE14 of the Winchester District Local Plan Review and PPS5 in that the scale, mass and alignment of the proposed extension would mean that it would constitute an inappropriate extension to the dwelling house which would appear as an incongruous and awkward form of development that would harm the status, significance and setting of this Grade II listed building.

**Informatives**

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

Winchester District Local Plan Review 2006: DP3, HE14

**Wonston**

**Ward**

**Wonston And Micheldever**

**02 Conservation**

**Area:**

**Case No:** 10/00622/FUL

**Ref No:** W17906/15

**Date Valid:** 4 March 2010

**Grid Ref:** 448387 136332

**Team:** EAST

**Case Officer:** Miss Megan Birkett

**Applicant:** Mr Darryl Stevenson

**Proposal:** (AMENDED DESCRIPTION) (HOUSEHOLDER) Erection of conservatory

**Location:** Wallers Ash, Old Stoke Road, Stoke Charity, Winchester, Hampshire, SO21 3PW

**Officer** REF

**Recommendation**

:

**Committee Decision:**

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

**Conditions/Reasons**

1 The proposal is contrary to policies DP3 and HE14 of the Winchester District Local Plan Review and PPS5 in that the scale, mass and alignment of the proposed extension would mean that it would constitute an inappropriate extension to the dwelling house which would appear as an incongruous and awkward form of development that would harm the status, significance and setting of this Grade II listed building.

**Informatives**

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

Winchester District Local Plan Review 2006: DP3, CE23, HE14

**Wickham**

**Ward**

**Wickham**

**03 Conservation**

**Area:**

**Case No:** 10/00960/FUL

**Ref No:** W00548/12

**Date Valid:** 13 May 2010

**Grid Ref:** 457246 111981

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

**Applicant:** Wickham Group Surgery

**Proposal:** Erection of Doctors Surgery (Resubmission)

**Location:** Field To North Of Community Centre, Mill Lane, Wickham,  
Hampshire

**Officer** PER

**Recommendation**

:

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

**Conditions/Reasons**

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

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

2 The building hereby permitted shall not be occupied until such time as the Local Planning Authority is satisfied by the receipt of appropriate details in writing, clarifying that the capacity upgrading of the foul water pumping station in Wickham and any related works has been satisfactorily undertaken, so as to cope with the increased flow that the development is likely to generate.

Reason: To avoid the possibility of flooding.

3 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 a satisfactory visual relationship between the new development and its surroundings.

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:

- (a) - existing and proposed finished levels or contours:
- (b) - Hard surfacing material to include permeable surfacing for parking areas and footpaths.

Soft landscape details shall include the following as relevant:

- (c) - planting plans:
- (d) - written specifications (including cultivation and other operations associated with plant and grass establishment):
- (e) - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- (f) - implementation and surface water treatment programme:

Reason: To improve the appearance of the site in the interests of visual amenity and to ensure a sustainable drainage system.

5 No development shall commence until details, including relevant cross sections of the site, have been submitted to and approved in writing by the Local Planning Authority to show finished floor levels relative to existing and proposed ground levels and any proposals to deal with the relocation / disposal of excavated material. The development shall be undertaken in accordance with the approved details.

Reason: To ensure that the development responds sensitively to the topography of the site.

6 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.

7 The existing hedgerow on the northern boundary of the application site shall be protected during building works by the erection of a continuous chestnut paling fence at least 5 metres from the hedge.

Reason: In the interests of visual amenity and the biodiversity of the area.

8 Details of any external lighting to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The lighting shall be installed, operated and maintained in accordance with the approved scheme.

Reason: In the interests of visual amenity and the biodiversity of the area.

9 Details of provisions to be made for the parking and turning on site of operative and construction vehicles and builders storage and other facilities 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, the operation of the adjoining community site and the biodiversity of the area.

10 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.

11 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.

12 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.

13 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No building erected on the land shall be occupied until there is a direct connection from it to Mill Lane, completed to the approved specification.

Reason: To ensure that the roads and footways are constructed to a satisfactory standard.

14 The building shall achieve a Final BREEAM excellent Level in accordance with the requirements of the relevant BREEAM scheme. No building shall be occupied until a Final BREEAM Certificate has been issued stating the BREEAM Level achieved

In addition, robust evidence of the buildings potential to achieve the stipulated Final BREEAM Level must be submitted to the local planning authority before commencement of work on site (for instance by using a pre-assessment estimator provided by BREEAM assessor organisation), as well as evidence that the development is registered with a BREEAM certification body.

Reason: To ensure that the development meets sustainability objectives in accordance with the government's objectives as promoted through PPS1 and other relevant policies and guidance.

### **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, CE4, CE5, CE11, T1, T2, T3, 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 Bank 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.

**Winchester Town**

**Ward**

**St Paul**

**04 Conservation**

**Area:**

**Case No:** 10/00739/FUL

**Ref No:** W04642/05

**Date Valid:** 18 March 2010

**Grid Ref:** 446525 129650

**Team:** EAST

**Case Officer:** Mrs Jill Lee

**Applicant:** M Y A

**Proposal:** Change of use of existing five bedroom house to a house in multiple occupation providing 11 letting rooms with shared facilities, associated parking, cycle and bin store (RESUBMISSION)

**Location:** 28 Chilbolton Avenue, Winchester, Hampshire, SO22 5HD

**Officer** PER

**Recommendation**

:

**Committee Decision:**

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

Recommendation overturned.

**Conditions/Reasons**

1. The proposed change of use, having regard to its commercial nature, and its associated intensification of activities in terms of the coming and going of occupiers and their use of the site, would be likely to adversely impact upon the residential amenities of neighbouring residents contrary to the objectives of policy DP.3 (vii) of the Winchester District Local Plan Review, and the intentions of the Chilbolton Avenue Local Area Design Statement to ensure that the character of the area is respected in any development proposals intensifying the existing development.

**Informatives**

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

Winchester District Local Plan Review 2006: DP.1, DP3, DP.4  
Chilbolton Avenue Local Area Design Statement





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 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 949-AIA-FINAL2 written by Barrie Draper of Ecourban Consulting dated 15th March 2010 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 949-AIA-FINAL2. 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. No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement 949-AIA-FINAL2. Any deviation from works prescribed or methods agreed in accordance with Method Statement 949-AIA-FINAL2 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

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

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

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

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

Reason: To ensure satisfactory means of access.

8 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 5 metres from the highway boundary.

Reason: In the interests of highway safety.

9 Before the development hereby approved is first brought into use, visibility splays of 2 metres by 25 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

10 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

11 The development shall be carried out using permeable surfacing, which shall thereafter be retained. Any replacement surfacing shall be undertaken using permeable surfacing materials unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure surface water drains away in a sustainable manner.

### **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. Winchester District Local Plan Review  
Policies H3, CE5, DP3, DP4, DP5, DP9, HE4, HE5, RT4, T2

National Planning Policy Guidance/Statements:  
PPS 1 Delivering Sustainable Development  
PPS 3 Housing (amended 2010)  
PPS 5 Planning and the historic environment  
PPG 17 Planning for Open Space, Sport and Recreation

Supplementary Planning Guidance

Sparsholt Village Design Statement adopted 1999. Revised version (draft) compiled in 2007.

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 Bank 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.

**Compton And Shawford**

**Ward**

**Compton And Otterbourne**

**06 Conservation**

**Area:**

**Case No:** 10/00192/FUL

**Ref No:** W13330/01

**Date Valid:** 9 March 2010

**Grid Ref:** 446793 124133

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

**Applicant:** Mr Roy Freeland

**Proposal:** 1 no. 4 bedroom detached dwelling with associated access and parking (AMENDED PLANS)

**Location:** Smallwood, Cross Way, Shawford, Winchester, Hampshire SO21 2BZ

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

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

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

- means of enclosure;
- hardsurfacing materials (which should be in a permeable material where possible);

Soft landscape details shall include the following as relevant:

- 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:
- implementation programme.

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

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the 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.

5 An Arboricultural Method Statement, in accordance with BS5837:2005 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site. The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced, or prior to the commencement of construction of special surfacing under tree canopies, so that these works can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact Thomas Gregory on 01962 848317. No arboricultural works shall be carried out to trees other than those specified and in

accordance with the Method Statement. Any deviation from works prescribed or methods agreed in accordance with the Method Statement 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.

6 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. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings and amenity areas.

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

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

Reason: To ensure satisfactory means of access.

8 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

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

9 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

10 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.

## **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, H3

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 Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

**Swanmore**

**Ward**

**Swanmore And Newtown**

**07 Conservation**

**Area:**

**Case No:** 10/00864/LIS

**Ref No:** W21466/03

**Date Valid:** 31 March 2010

**Grid Ref:** 458331 117794

**Team:** WEST

**Case Officer:** Mr Ian Cousins

**Applicant:** Mrs S P Garrett

**Proposal:** Demolition of existing chimney and erection of new chimney, demolition of porch and shed, works to existing dormers and erection of a single storey extension with internal alterations (RESUBMISSION)

**Location:** 1 Swanmore Park House Swanmore Park Park Lane  
Swanmore Southampton Hampshire SO32 2QS

**Officer** PER

**Recommendation**

:

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

**Conditions/Reasons**

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

3 The new facing brickwork shall match the existing original brickwork of the building in respect of colour, texture, face bond, mortar mix, joint size and pointing profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.



Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

4 Sample panels of all new facing brickwork showing the proposed brick type, colour, texture, face-bond, joint size and pointing profile shall be provided on site and the specification approved in writing by the Council as local planning authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

5 No repointing of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the Council as local planning authority before the work is begun, and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

6 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

7 All new windows/doors shall be single glazed to match the character of the glazing to the main listed building.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

8 Details, and samples as appropriate, in respect of the following shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- (a) construction elevations and typical sections at 1:20 scale of the new extension and glazed link, including details of the interface of the link with the existing and new fabric;
- (b) all new doors, both internal and external, to include profiles of glazing bars and details of panels and architraves, where relevant;
- (c) all new windows, to include profiles of frame members and glazing bars;
- (d) samples of new roof covering to the extension;
- (e) details at 1:20 scale of the new staircase;
- (f) large scale details, including profiles, of the reinstated stone mullions and parapet to the ground floor bay window;
- (g) details of all hard and soft landscaping works immediately adjoining the property.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

9 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

10 No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

11 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention or proper recording, as required by the Council.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

12 Any modifications to the approved drawings (), whether Building Control or any other reason or any departure on site from what is shown, that drawing may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.

Reason: To avoid any misunderstandings

## **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: HE14
  
3. The applicant is advised that this permission must be implemented in conjunction with the accompanying Planning application (reference 10/00863/FUL) and any conditions attached to that consent.
  
4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

**Swanmore**

**Ward**

**Swanmore And Newtown**

**08**

**Conservation**

**Area:**

**Case No:** 10/00863/FUL

**Ref No:** W21466/02

**Date Valid:** 31 March 2010

**Grid Ref:** 458331 117794

**Team:** WEST

**Case Officer:** Mr Ian Cousins

**Applicant:** Mrs S P Garrett

**Proposal:** (HOUSEHOLDER) demolition of existing chimney and erection of new chimney, demolition of porch and shed, works to existing dormers and erection of a single storey extension (RESUBMISSION)

**Location:** 1 Swanmore Park House, Swanmore Park, Park Lane, Swanmore, Southampton, Hampshire, SO32 2QS

**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 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: As the site is included in the Hampshire Register of Historic Parks and Gardens.

## 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

3. The applicant is advised that this permission must be implemented in conjunction with the accompanying Listed Building application (reference 10/00864/LIS) and any conditions attached to that consent.
4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

**New Alresford**

**Ward**

**The Alresfords**

**09**

### **Conservation**

**Area:**

**Case No:** 10/01026/FUL

**Ref No:** W21451/01

**Date Valid:** 22 April 2010

**Grid Ref:** 458503 131954

**Team:** EAST

**Case Officer:**

**Applicant:** Ms Andrea Findlay

**Proposal:** (HOUSEHOLDER) Timber garden shed (Retrospective)

**Location:** 14 Culley View, Alresford, Hampshire, SO24 9PD

**Officer** PER

**Recommendation**

:

### **Committee Decision:**

APPROVE:-

## **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

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