

PLANNING DEVELOPMENT CONTROL COMMITTEE

26 August 2010

Attendance:

Councillors:

Johnston (Chairman) (P)

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

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

Deputy Members

Councillor Read (Standing Deputy for Councillor Lipscomb)
Councillor Mitchell

Others in attendance who addressed the meeting:

Councillor Clear

Others in attendance who did not address the meeting:

Councillor Bell

1. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee, held on 29 July 2010, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC865 refers\)](#)

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

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

Item 3: Ivy Dene, Lower Chase Road, Swanmore – Case Number 10/00361/FUL

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

The Head of Planning Management reported that Hampshire County Council's Ecologist Officer had requested that, if permission was granted, a further condition should be included to take account of the possible habitat of reptiles, bats and nesting birds on 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 and as amended above, relating to ecological matters (detailed wording was delegated to the Head of Planning Management). The Committee also agreed to delegate authority to the Head of Planning Management to include an additional informative to control construction hours, so as to protect the amenity of neighbours.

Item 4: Warren Acres, 97 Harestock Road, Winchester – Case Number 10/00947/FUL

Mr Rollinson and Councillor Lipscomb (see below) and Mr Elsmore (Littleton and Harestock Parish Council) spoke against the application and Mr Machola (applicant) spoke in support.

Members noted that this item had come to Committee in accordance with Section 3.1 (a) and (c) of the Council's Protocol on Planning Matters. In summary, this required any application which affected (or was from) a Member to be considered by Committee for the sake of transparency and probity. It was explained that the access to this application was directly opposite Councillor Lipscomb's property.

As a member of the Planning Development Control Committee, Councillor Lipscomb had decided not to attend the meeting in that capacity and therefore Councillor Read was in attendance as his deputy, for the whole of the meeting. Councillor Lipscomb then declared a personal and prejudicial interest and exercised his right under the Code of Conduct to address the Committee as a member of the public. Councillor Lipscomb clarified that he had no prior involvement with Members or officers on this application and, following his statement, he left the meeting room.

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

Item 5: Cobbles Cottage, Stockbridge Road, Sutton Scotney – Case Number 10/01047/FUL

Ms Burt (applicant's agent) spoke in support of the application.

The Head of Planning Management advised that, since publication of the Report, the applicant's agent had indicated that they intended to pay the

Public Open Space and Highways Contributions; that the Highways Engineer had reported that an Appeal Inspector (in relation to a previous proposal for the site with the same access) had raised no concerns regarding the access; and that the Arboricultural Officer had raised no objection, subject to the inclusion of additional conditions that sought to protect existing trees on 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 as amended above regarding the protection of trees (detailed wording was delegated to the Head of Planning Management).

Item 6: 24 Greater Horseshoe Way, Knowle – Case Number 10/00892/FUL

Councillor Clear (a Ward Member) spoke in support of the application and against the officer's recommendation of refusal.

In summary, Councillor Clear explained that the only objection to the application related to parking issues. She explained that the applicant's intention to build over one of the property's car parking spaces was to provide an additional bedroom, which was required for the applicant's disabled child. The applicant had no intention to move from the property and had indicated that the additional room would not generate need for a further car and therefore parking space. The family currently only had one car. In conclusion, Councillor Clear argued that the special circumstances of this particular case had sufficient weight to over-ride the Council's parking standards policies.

During debate, the Committee noted the comments of the Highways Engineer. He explained that the Council's evidence based policies required four bedroom properties (which, if granted, this would become) to provide parking space for three vehicles. As the application proposed the development of one of the existing tandem parking spaces, this would result in a four bedroom property with one off-street parking space. The Highways Engineer had raised concerns that this could, especially in future ownership, generate over-spill parking onto the road and that this could affect the flow of traffic, including emergency and service vehicles.

However, following debate, the Committee agreed that, in this instance only, the exceptional personal circumstance of the applicant were sufficient to over-ride this policy. The Committee had also noted the probable availability of parking spaces at the nearby Chapel/Community Centre and that, within the context of the whole village, there were relatively few other properties that could be developed in a similar way and thus result in more on-street parking.

Therefore, at the conclusion of debate, the Committee did not support the recommendation set out in the Report and instead agreed to grant planning permission, with authority being delegated to the Head of Planning Management to agree the detailed wording of conditions and informatives. The Committee agreed to approve the application because it considered that, in this instance only, the exceptional personal circumstance of this particular

applicant was sufficient to over-ride the Council's policies on parking standards.

Item 7: 74 Woodfield Drive, Winchester – Case Number 10/01514/FUL

Mr Ferguson (a neighbour) spoke against the application and Mr Golding (one of the applicants) spoke in support.

The Head of Planning Management reported that, subsequent to the publication of the Report, a letter was received from Steve Brine MP. In summary, this requested that the issue of the proposed porch be fully considered when determining this application.

The Head of Planning Management also explained that, in addition to the information in the Report, the applicants had submitted another application (10/01515/FUL), which was still being considered by the Planning Team. However, this new application provisionally appeared to be less favourable than the application before Committee (10/01514/FUL).

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. However, the Committee also agreed to amend Condition 3 (to require the applicant to submit details of the materials for the obscure windows to the satisfaction of the Head of Planning Management) and to include an additional informative controlling hours of construction; both to protect the amenity of neighbours.

The following items had no public participation.

Item 1: Chestnut Mead, Kingsgate Road, Winchester – Case Number 10/00253/FUL

The Head of Planning Management reported that this item had been deferred to enable further ecological survey to be undertaken.

Item 2: Land next to the land adjacent to The Chapel House, Highbridge Road, Highbridge – Case Number 04/00264/FUL

The Head of Planning Management reported that this item had been withdrawn by the applicant.

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 (Chestnut Mead, Kingsgate Road, Winchester) the application be deferred.

3. That, in respect of Item 2 (Land next to the land adjacent to The Chapel House, Highbridge Road, Highbridge) it be noted that the application had been withdrawn by the applicant.

4. That, in respect of Item 3 (Ivy Dene, Lower Chase Road, Swanmore) planning permission be granted for the reasons (and subject to the conditions) in the Report and that authority be delegated to the Head of Planning Management to include an additional condition relating to ecological matters and informative to control construction hours.

5. That, in respect of Item 5 (Cobbles Cottage, Stockbridge Road, Sutton Scotney) planning permission be granted for the reasons (and subject to the conditions) set out in the Report and that authority be delegated to the Head of Planning Management to include additional conditions regarding the protection of trees on the site.

6. That, in respect of Item 6 (24 Greater Horseshoe Way, Knowle) planning permission be granted. The Committee delegated authority to the Head of Planning Management to set the detailed wording of the approval, based on the Committee's view that, in this instance only, the exceptional personal circumstances of this particular applicant was sufficient to over-ride the Council's policies on parking standards.

7. That, in respect of Item 7 (74 Woodfield Drive, Winchester) planning permission be granted for the reasons (and subject to the conditions) set out in the Report and that authority be delegated to the Head of Planning Management to amend Condition 3 (to require the applicant to submit details of the materials for the obscure windows to the satisfaction of the Head of Planning Management) and to include an additional informative controlling hours of construction.

The meeting commenced at 9.30am and concluded at 12.30pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

26.08.2010

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Winchester Town

Ward

St Michael

- 1 **Conservation Area:** Winchester Conservation Area
Case No: 10/00253/FUL
Ref No: W12466/13
Date Valid: 5 February 2010
Grid Ref: 447773 128420
Team: EAST **Case Officer:** Elaine Walters
Applicant: Mr Michael Willis
Proposal: Renovation and conversion of Chestnut Mead into 1 no. 4 bed dwelling and 3 no. 2 bed flats. Erection of 1 no. 4 bed dwelling and 1 no. 3 bed dwelling to rear.
Location: Chestnut Mead, Kingsgate Road, Winchester, Hampshire
Officer PER
Recommendation
:

Committee Decision:

DEFERRED

Otterbourne

Ward

Compton And Otterbourne

- 2 **Conservation Area:**
Case No: 04/00264/FUL
Ref No: W07126/08
Date Valid: 30 January 2004
Grid Ref: 446572 121289
Team: EAST **Case Officer:** Mrs Jane Rarok
Applicant: Mr George And Mrs Veronica Cooper
Proposal: Change of use of agricultural land to Private Gypsy Site for one family siting of one mobile home and one touring caravan (NOW INCLUDING ADDITIONAL SUPPORTING INFORMATION)
Location: Land Next To The Land Adjacent The Chapel House, Highbridge Road, Highbridge, Hampshire
Officer WDN
Recommendation
:

WITHDRAWN

Swanmore

Ward

Swanmore And Newtown

3 Conservation

Area:

Case No: 10/00361/FUL

Ref No: W21716

Date Valid: 16 February 2010

Grid Ref: 457358 116574

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

Applicant: Burton Property Ltd

Proposal: Erection of 1 no. four bedroom house, 1 no. two bedroom house and 2 no. two bedroom bungalows with associated parking and landscaping

Location: Ivy Dene, Lower Chase Road, Swanmore, Southampton Hampshire, SO32 2PB

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 the following details have been submitted to, and approved in writing by, the Local Planning Authority;

- a) details of the proposed means of disposal of foul and surface water,
- b) details of all hard surfacing, which shall include permeable materials; boundary treatment and the reinforcement of existing hedging,
- c) plans showing the location of storage areas and facilities for contractors during the construction period,
- d) details of measures to be put in place during the construction period to prevent the depositing of mud on the adjoining highway,

Development shall be carried out in accordance with the approved details

Reason: In the interests of proper planning, highway safety and the biodiversity of the area.

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 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.

4 A detailed scheme for landscaping, tree and shrub planting shall be submitted to, and approved in writing by, the Local Planning Authority before development commences. The scheme shall specify species, density, size and layout and shall be carried out in the first planting season following the occupation of the building. If within five 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 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 enhance the appearance of the site in the interests of visual amenity.

5 Development shall cease 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 by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

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

6 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.

NB. A licence is required from Hampshire Highways (Winchester) prior to commencement of these works.

Reason: To ensure satisfactory means of access

7 Before the development hereby approved is first brought into use visibility splays of 2.0 metres by 43 metres shall be provided at the junction of the access with the highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

8 No dwelling shall be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear.

Reason: To make proper provision for off-street parking.

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows or roof lights other than those expressly authorised by this permission shall, at any time, be constructed in the front, side and rear elevations of the development hereby permitted without the prior written consent of the Local Planning Authority.

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

10 The first floor windows in the south west and north east elevations of the house labelled 'Orchard Cottage' on the approved plans shall be glazed in obscured glass which achieves an obscuration level of at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the Local Planning Authority, and shall thereafter be retained in this condition. This shall not apply to the roof lights in these elevations.

Reason: To protect the amenities and privacy of adjoining residents.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development permitted by Classes A,B,C,D and E of Part One of Schedule Two of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of neighbouring properties.

12 Vegetation (tree/hedge/scrub/shrub) clearance shall be restricted to outside the bird breeding season (i.e. outside of the period March to August inclusive). If this is not possible then the pre-clearance check for occupied bird's nests shall be undertaken. Work shall cease in any areas where occupied nests are identified and an exclusion zone of 5m maintained around such nests, until such time as those nests become unoccupied of their own accord.

Reason: To avoid impacts on nesting birds.

13 Prior to development any existing piles of vegetation, compost heaps etc shall be dismantled by hand under supervision of an ecologist between March and September (inclusive) only, allowing any animals to disperse naturally into a suitable area unimpacted by development.

Reason: To avoid impacts on bats

14 Prior to commencement of works a pre-construction bat inspection during the period April to September (and further survey where necessary) of the garage to be demolished will be carried out by a qualified ecologist, the results of which along with details of any necessary mitigation, will be submitted to and approved in writing by the LPA.

Reason: To avoid impacts on bats

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:

DP3,DP5,DP13,CE10,H3,H7,RT4,T1,T2,T4,T5

3. A formal application for connection to the public sewerage system is required to service this development, please contact Atkins Ltd. at Anglo St James House, 39a, Southgate Street, Winchester, SO23 9EH or www.southernwater.co.uk.

4. The Environment Agency advises that all precautions must be taken to avoid discharges and spills to the ground both during and after construction.

5. 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.

Littleton And Harestock

Ward

Littleton And Harestock

4 Conservation

Area:

Case No: 10/00947/FUL

Ref No: W01961/18

Date Valid: 29 April 2010

Grid Ref: 446235 131403

Team: EAST

Case Officer: Mrs Jill Lee

Applicant: Mr Simon Machola

Proposal: Erection of 1 no. three bed dwelling with associated parking, turning and amenity areas

Location: Warren Acres, 97 Harestock Road, Winchester, Hampshire, SO22 6NY

Officer REF

Recommendation

:

Committee Decision:

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

Conditions/Reasons

1 The proposed development would be contrary to policies DP3 and DP5 of the Winchester District Local Plan Review in that it would represent the overdevelopment of the site resulting in overbearing built form with a cramped layout which is out of character with the form and scale of existing surrounding development. The proposed layout does not provide an adequate level of private amenity space commensurate to the size of dwelling it is to serve and would be out of character with the surrounding garden sizes detrimental to the amenities of the area and future occupiers of the dwelling.

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.

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, DP5, RT4, DP9.

	Wonston	Ward	Wonston And Micheldever
5	Conservation Area:	Sutton Scotney	
	Case No:	10/01047/FUL	
	Ref No:	W00834/18	
	Date Valid:	26 April 2010	
	Grid Ref:	446164 139636	
	Team:	EAST	Case Officer: Mr Nick Fisher
	Applicant:	Mr T Wild	
	Proposal:	(AMENDED DESCRIPTION) 1 no. two bedroom dwelling and 1 no. three bedroom dwelling, semi detached with associated garden areas, parking and access, proposed rebuilding of existing outbuilding to form a bike and bin storage area (AFFECTS THE SETTING OF A LISTED BUILDING)	
	Location:	Cobbles Cottage, Stockbridge Road, Sutton Scotney, Winchester, Hampshire, SO21 3JT	
	Officer Recommendation	PER	
	:		

Committee Decision:

APPROVE SUBJECT TO:-

- (i) the securing by appropriate legal agreement (the terms of which are to be approved by the Head of Legal Services) or direct payment, of the following provisions under Section 106 of the Town and Country Planning Act, and any other relevant provisions as set out below:

A) A Public Open Space contribution of £4,055.00 towards sports provision and children's play facilities.

B) A contribution of £7,490 towards Hampshire County Councils' Transport Infrastructure Improvement Scheme to be used to improve the junction at a Mini-roundabout at Wonston Rd/Oxford Rd junction.

(Note: If the Legal Agreement is not completed within 6 months then the application

may be refused without further reference to Committee)

Conditions/Reasons

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

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

2 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.

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

- existing and proposed finished levels (including the slab level) or contours;
- means of enclosure;
- hard surfacing materials;
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.)

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:
- retained scrub, hedgerow and trees:
- implementation programme:

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

4 Clearance of bird nesting habitat (trees/hedges/shrubs/scrub) shall be restricted to outside of the bird nesting season (i.e. outside of the period March to August inclusive). If this is not possible then pre-clearance site checks shall be undertaken by a competent ecologist to confirm the absence of nesting birds. Work shall cease in any areas where occupied nests are identified and an exclusion zone of 5m maintained around such nests, until such time as those nests become unoccupied of their own accord.

Reason: To avoid impacts to nesting birds, protected under the Wildlife and Countryside Act 1981 (as amended).

5 Any existing piles of vegetation, compost heaps etc that need to be removed shall be dismantled by hand, and any rough vegetation shall be strimmed and kept short to make it unsuitable for reptiles, between March and September (inclusive) only, allowing any animals to disperse naturally into the surrounding areas.

Reason: To avoid harm to reptiles, protected under the Wildlife and Countryside Act 1981.

6 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

8 The car parking and turning area hereby approved shall not be used for any other purpose than the parking and turning of cars.

Reason: In the interests of highway safety.

9 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 and associated

parking and turning area 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.

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

Reason: To protect the amenities of the locality and to maintain a good quality environment.

11 The development hereby approved shall incorporate the following features unless otherwise agreed in writing by the Local Planning Authority. Once approved, these details shall be fully adhered to:-

- Timber window frames recessed by 100mm from the exterior wall face;
- Conservation style roof light windows;
- Timber doors;
- Porches constructed from timber;
- Bonnet hips for the roof;
- A soft stock brick (a sample of which is to be supplied);

Reason: To ensure a high standard of design in the interests of visual amenity.

12 The following details shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The approved details shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority:-

- 1:20 Scale drawings and details of the proposed chimney;
- 1:20 Scale drawings of the proposed window frames and doors including cross sections to show the cill details and recessed frames;
- 1:20 Details of the eaves;
- Details of the proposed timber garage doors;

Reason: To ensure a high standard of design in the interests of visual amenity.

13. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 1097-AIA-UPDATED written by Barrie Draper of Ecurban Consulting 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 1097-AIA-UPDATED. Telephone 01962 848428.

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 848428.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement 1097-AIA-UPDATED.
Any deviation from works prescribed or methods agreed in accordance with Method Statement 1097-AIA-UPDATED shall be agreed in writing by the Local Planning Authority.

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

14. 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

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:-

2 The materials to be used in the construction of the external surfaces of the two storey extension hereby permitted shall match those used in the existing building.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area, as required by policy DP3 of the Winchester District Local Plan Review 2006.

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 in relation to the applicants personal circumstances 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:-

Winchester District Local Plan Review 2006: DP3, T.4

Planning Policy Statement 1

Winchester City Council Car Parking Standards 2009

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 Luke

7

Conservation

Area:

Case No: 10/01514/FUL

Ref No: W21688/01

Date Valid: 14 June 2010

Grid Ref: 445681 128942

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mr Ian And Lucy Golding

Proposal: (HOUSEHOLDER) The proposal is for the erection of a two storey rear extension, first floor side extension and alterations to the front elevation to provide a recessed entrance area. The proposal also involves the provision of a permeable driveway area, and rear terrace area (description amended 28/07/2010).

Location: 74 Woodfield Drive, Winchester, Hampshire, SO22 5PU
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 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, as required by policy DP3 of the Winchester District Local Plan Review 2006.

3 The windows/openings in the side elevations shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties, as required by policy DP3 of the Winchester District Local Plan Review 2006.

4 A detailed scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority before development commences. This shall show a hedge planted along the front boundary, and shall also specify species, 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, as required by policy DP3 of the Winchester District Local Plan Review 2006.

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

Planning Policy Statement 1

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.