

PLANNING DEVELOPMENT CONTROL COMMITTEE

16 September 2010

Attendance:

Councillors:

Johnston (Chairman) (P)

Evans (P)
Fall
Pearce (P)

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

Deputy Members

Councillor Mitchell (Standing Deputy for Councillor Fall)
Councillor Bell

Others in attendance who addressed the meeting:

Councillors Jackson and Learney

Others in attendance who did not address the meeting:

Councillors Godfrey and Hiscock

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 26 August 2010, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC866 refers\)](#)

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 personal (but not prejudicial) interests in respect of Item 1 as he was a member of the Dever Society, which had commented on the application. However, he had taken no part in the Society's consideration of the item and he spoke and voted thereon. He was also a member of the Camping and Caravanning Club, which was a trading partner of the applicant, Forest Holidays, but he had had no dealings with either of the parties in respect of the application and he therefore spoke and voted thereon.

Also in respect of Item 1, Councillor Bell declared a personal (but not prejudicial) interest as she was a member of, and was the Council's appointed representative to, the Council for the Protection of Rural England (CPRE) who had commented on the application. However, she had taken no part in the CPRE's consideration of the item and she spoke and voted thereon.

In respect of Item 4, by way of a personal statement, Councillor Bell explained that, due to her discussions with the neighbours of the application site, there may be a perception of predetermination regarding this item. Councillor Bell therefore withdrew from the Committee for that item and, having made representations as a Ward Member during public participation, sat in the public gallery during the subsequent debate and did not vote..

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

Item 1: Black Wood, Bradley, Micheldever – Case Number 10/01077/FUL

The Committee agreed that determination of the application should be deferred to a Special Meeting of the Planning Development Control, to be held on 11 October 2010. The Committee made this decision before any public participation or the officer's presentation. Therefore, the Special Meeting would receive a full presentation from the officer and public participation. The Committee decided to refer this item to a Special Meeting as Members did not consider it possible to determine the application without first visiting the site to assess the scale and impact of the proposals in the local area, including road junctions, notably that with the A33. It was noted that this meeting would commence with a site visit for members of the Committee only, followed by a public meeting.

Item 2: The Hollies, 31 Main Road, Littleton – Case Number 10/01330/FUL

Mr Middleton and Ms Pidsley, Mr Elsmore (representing Littleton and Harestock Parish Council) and Councillors Learney and Jackson (Ward Members) spoke against the application and Mr Kilcommons (on behalf of the applicant) spoke in support.

In summary, Councillor Learney reported that she had broadly supported the approved application, but the revised proposals under consideration represented overdevelopment of the site and were therefore unacceptable. Councillor Jackson suggested that the latest proposals did not have regard to the proximity of neighbouring dwellings. She also had concerns regarding the precedent that the application may have, should it be granted permission.

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

Item 3: Kirton Farm House, Stockbridge Road, Crawley – Case Number 10/00895/FUL

Mr Taylor (applicant) spoke in support of the application and Mr Tovey (representing both Sparsholt and Crawley Parish Councils) spoke against.

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

Item 4: Chalgrave, Otterbourne Road, Shawford – Case Number 10/01317/FUL

Ms Tasker-Poland, Mr Cowley, Mr Bell (representing Otterbourne Parish Council) and Councillor Bell (a Ward Member) spoke against the application. Mr Baker spoke in support.

In summary, Councillor Bell reported that she supported the objections of the Parish Council and those of the neighbours to the application site. She stated that although the development was finely balanced in terms of acceptability, she considered that the proposed building was too large for the width of the plot.

The Head of Planning Management advised that, since publication of the Report, in addition to condition 14, it was proposed to add a further condition to control the retention, height and future maintenance of the existing hedge to the southern boundary. This was noted.

Following 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 (detailed wording was delegated to the Head of Planning Management).

The following item had no public participation:

Item 5: King George V Playing Fields, Winchester – Case Number 10/00650/FUL

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

RESOLVED:

1. That the decisions taken on the Development Control Applications, as set out in the Schedule which forms an appendix to the minutes, be agreed.
2. That, in respect of Item 1 (Black Wood, Bradley, Micheldever) the application be deferred for determination at a Special Meeting of the Planning Development Control Committee to be held on 11 October 2010 .

3. That, in respect of Item 4 (Chalgrave, Otterbourne Road, Shawford) 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 the retention, height and future maintenance of the existing hedge to the southern boundary.

The meeting commenced at 9.30am and concluded at 12.35pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

16.09.2010

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Micheldever

Ward

Wonston And Micheldever

1 Conservation

Area:

Case No: 10/01077/FUL

Ref No: W21368/03

Date Valid: 4 May 2010

Grid Ref: 453642 143105

Team: EAST

Case Officer: Nick Parker

Applicant: Forest Holidays

Proposal: An application for improved public access including new vehicular entrance and 20 space public car park, 98 wooden holiday cabins(25% less than the previously refused scheme) a facilities building (comprising reception, shop, cafe, WC's, forest experience room, managers accommodation, cycle hire, back office and storage) maintenance yard, biomass boiler room, sewerage plant and electricity sub-station, access tracks, walking and cycling routes, cycle stands and car parking and enhanced woodland management plan (RESUBMISSION)

Location: Black Wood, Bradley, Micheldever, Hampshire

Officer PER

Recommendation

:

Committee Decision:

DEFER for consideration by special Planning Committee 11th October 2010.

Littleton And Harestock

Ward

Littleton And Harestock

2 Conservation

Area:

Case No: 10/01330/FUL

Ref No: W11578/07

Date Valid: 25 May 2010

Grid Ref: 445634 132189

Team: EAST

Case Officer: Andrea Swain

Applicant: Mr Richard Kilcommons

Proposal: Erection of two bedroom two storey house with basement accommodation on land to the rear of The Hollies, 31 Main Road

Location: The Hollies, 31 Main Road, Littleton, Winchester, Hampshire
SO22 6QQ

Officer REF

Recommendation

:

Committee Decision:

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

Conditions/Reasons

1 The proposed amenity space for a four bedroom dwelling is inadequate and the proposal creates an overdevelopment of the plot, contrary to policy DP5 of the Winchester District Local Plan Review (WDLPR), policy DG13 of the Littleton Village Design Statement and the advice contained in PPS1 and PPS3.

2 The introduction of a 3 storey building that will appear as a 2 storey building above ground level will create a loss of openness between numbers 31A and 31 Main Road. This cramped form of development will be out of character with the spatial characteristics of the area, contrary to policy DP3 of the WDLPR, policy DG2 of the Littleton Village Design Statement and the advice contained in PPS1 and PPS3.

3 The proposal is contrary to Policy RT4 of the WDLPR 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.

4 The proposal is contrary to Policy DP.9 of the WDLPR 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.

Reason: To ensure removal of redundant equipment in the interests of amenity and protection of the local environment.

3 Notwithstanding the illustrative plans submitted, no turbine foundations or turbines shall be erected until the technical specification, size, design, external appearance, surface finish and colour of the turbines and foundations, have been submitted to and approved in writing by the Local Planning Authority. No name, sign, symbol or logo shall be displayed on any external surfaces of the turbines. The development shall be carried out only in accordance with the approved details.

Reason: In the interests of visual amenity.

4 All wind turbine blades shall rotate in the same direction.

Reason: In the interests of visual amenity.

5 No development shall take place until a written Habitat Management Scheme to include a programme of works providing for the enhancement of existing hedgerows and the establishment of grassland strips along field margins and between site tracks and field margins to be seeded with a species-rich plant mix has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and programme.

Reason: For the protection of nature conservation interests, as required by Planning Policy Statement 9.

6 The minimum vegetation possible shall be removed and protection measures put in place to prevent damage to the retained hedgerow. Details of any hedgerow removal and protective measures to protect the retained hedgerow are to be approved in writing by the local planning authority prior to any removal of the hedgerow.

Reason: In the interests of nature conservation, as required by Planning Policy Statement 9.

7 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

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

8 Prior to the commencement of development the following information shall be supplied to the local planning authority:

- i) the date construction starts and ends;
- ii) the precise latitude and longitude of every turbine.
- iii) the maximum height of the structures above existing ground level;

The development shall be carried out in accordance with the details provided.

Reason: As this information needs to be plotted on flying charts to make sure that military and other aircraft avoid this area.

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, DP4, DP7, DP11, CE5, CE10, CE11, CE13, HE1.

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development

PPS 7 Sustainable Development in Rural Areas

PPS 9 Biodiversity and Geological Conservation

PPS 22 Renewable Energy

PPG 24 Planning and Noise

3. Any vegetation to be cleared - both hedgerow and any ground vegetation - should be cleared outside of the bird nesting season (i.e. outside of the period March to August inclusive, in order to comply with the requirements of the Wildlife and Countryside Act (WCA) 1981 (as amended) and kept short until all the works are completed .

Compton And Shawford

Ward

Compton And Otterbourne

4 Conservation

Area:

Case No: 10/01317/FUL

Ref No: W18003/03

Date Valid: 30 June 2010

Grid Ref: 446617 124500

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr Nick Baker

Proposal: New detached house and garage in the garden of Chalgrave

Location: Chalgrave, Otterbourne Road, Shawford, Winchester,
Hampshire, SO21 2DG

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.

3 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.

4 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement by Ben Abbatt of Sapling

Arboriculture Ltd. and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

5 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 the Arboricultural Impact Appraisal and Method Statement by Ben Abbatt of Sapling Arboriculture Ltd.. Telephone 01962 848317.

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

6 The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317.

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

7 No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement by Ben Abbatt of Sapling Arboriculture Ltd.

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

8 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement by Ben Abbatt of Sapling Arboriculture Ltd. 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.

9 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.

10 Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites - code of practice and Contaminated Land Reports 7 to 11, or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

11 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of E110c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of condition 10 above has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

12 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination 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.

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

13 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

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

14 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling hereby permitted is first occupied. Development shall be carried out in accordance with the approved details.

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

15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the first floor north east or south west elevation(s) of the dwelling hereby permitted.

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

16. The existing hedgerow marked between points X - X on the approved plan shall be retained and kept at a minimum height of 3 metres. If any of the hedge dies, is removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, other plants of the same species, of a size first to be agreed with the Local Planning Authority, shall be planted in the same space, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the screening currently afforded to the neighbouring property to the south (Compton Lodge) by the existing hedge is protected.

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, DP5, DP9, RT4, H3, T2, HE1

3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

Winchester Town

Ward

St John And All Saints

5

Conservation

Area:

Case No: 10/00650/FUL

Ref No: W07427/01

Date Valid: 6 April 2010

Grid Ref: 449294 128642

Team: WEST

Case Officer: Mr Simon Avery

Applicant: Winchester City Council

Proposal: Installation of 2 x 8 metre high lighting columns and lamps

Location: King George V Playing Field Bar End Road Winchester
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 Prior to the development commencing on the site details of the columns and lamps, including colour scheme, materials, fixing details and maintenance and replacement scheme, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and no future alterations shall take place without the written consent of the Local planning Authority.

Reason: In the interests of local amenity.

3 The lights shall only be illuminated between the hours of 1600-2100.

Reason To protect the amenity of the neighbouring properties.

4 The floodlights hereby approved shall not exceed the limitations specified in Category E2 of The Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive light.

Reason: In the interests of local amenity.

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, CE5, CE28

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.
