

PLANNING DEVELOPMENT CONTROL COMMITTEE

7 October 2010

Attendance:

Councillors:

Johnston (Chairman) (P)

Evans (P)

Fall

Huxstep (P)

Jefferies (P)

Lipscomb (P)

Mitchell (P)

Pearce (P)

Tait (P)

Deputy Members

Councillor Clear (Standing Deputy for Councillor Fall)

Others in attendance who addressed the meeting:

Councillors Bannister and Weston

1. **CHAIRMAN'S ANNOUNCEMENT**

On behalf of the Committee, the Chairman advised that he would write to Councillor Baxter, whose wife had recently passed away, to pass on the condolences of both Members and officers.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 16 September 2010, be approved and adopted.

3. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC868 refers\)](#)

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

Councillor Pearce declared a personal (but not prejudicial) interest in respect of Item 3, as he was acquainted with one of the supporters to the proposals making representation to the Committee, and he spoke and voted thereon.

Councillor Tait declared a personal (but not prejudicial) interest in respect of Item 4 as he was a member of Badger Farm Parish Council, which had commented on the application. However, he had taken no part in the Parish Council's consideration of the matter and was unaware what their comments were and he spoke and voted thereon.

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

Item 1: Blanchard Wells Ltd, Forester Road, Soberton Heath – Case Number 10/01027/FUL

Councillor Weston (Ward Member) spoke against the application.

The Head of Planning Management advised that, since publication of the Report, three additional letters of objection to the application had been received. The letters contained similar comments to those previously made, as summarised in the Report.

In summary, Councillor Weston drew the Committee's attention to the fact that the application site abutted the South Downs National Park and was also in close proximity to a residential area. She also restated the importance of conditions to restrict the hours of operation at the site.

During discussion, it was agreed that the reason for Condition 2 be revised to reiterate the importance of protecting the amenity of nearby residential properties.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) as set out in the Report and the revision to Condition 2 reason as described above (with its exact wording delegated to the Head of Planning Management, in consultation with the Chairman).

Item 2: Winchester Snooker Centre, Radley House, 8 St Cross Road, Winchester – Case Number 10/00514/FUL

Mrs Clitheroe spoke against the application and Mr McFarland (on behalf of the applicant) spoke in support.

The Head of Planning Management advised that, since publication of the Report, the financial contribution figures had been recalculated. £12,816 was required for public open space and £8,506 for Hampshire County Council's transport contributions policy. The reasons for these changes were described in the update sheet.

Also since publication of the Report, it was reported that the applicant was no longer pursuing the inclusion of an A3 use (restaurants, cafes etc) and this was instead replaced by an A2 use (financial and professional services). Therefore, Condition 9 was proposed to be amended accordingly. This was noted.

A new Grampian condition was also proposed in place of a Section 106 agreement, in order to ensure that no occupation of the new residential units took place until the facility accommodation was completed. This was also 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 as revised above.

Item 3: 22 Avenue Road, Winchester – Case Number 10/01100/FUL

Ms Le Mesurier spoke against the application and Mr Hunter (applicant) and Mr Roberts and Ms Perry spoke in support.

The Head of Planning Management advised that, since publication of the Report, further information had been submitted by the applicant in support of the application, providing further comment on why the development was required.

The Head of Planning Management also drew attention to an inaccuracy in the Report. This had advised that the West Fulflood and Orams Arbour Neighbourhood Design Statement (NDS) had not referred to the views across Winchester from North View. This was incorrect, as it had been identified as a key area due to the grandstand view over the tree and roofscape of the Fulflood valley. However, notwithstanding this, the proposed trellis fencing would afford views through the fencing and meet the privacy needs of the occupiers of 22, 21 and 20 Avenue Road.

A further condition was also recommended to ensure that the proposed trellis fence remained as a trellis and not replaced, for example, with close board fencing. 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 the additional condition described above.

Item 4: Land adjacent to St Annes Close, Ridgeway, Badger Farm – Case Number 10/02285/TCP

Councillor Banister (as a Ward Member) spoke in support of the recommendation to raise objection to the proposals.

In summary, Councillor Banister reported that the majority of local residents did not support the proposals. She stated that the siting and appearance of the structure would be unacceptable due to its height and bulk and would be visible above the adjacent tree line.

The Head of Planning Management advised that, since publication of the Report, 10 additional letters of representation had been submitted. Six of these (including from Badger Farm Parish Council) raised objections along

similar lines to those previously submitted, as summarised in the Report. Four additional letters of support stated that the proposal would improve signal coverage, that mast sharing should be encouraged, that there is no evidence that the mast would be harmful to health and that its visual impact would be acceptable

Following debate, the Committee agreed to raise objection to the proposals for the reasons 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 (Blanchard Wells Limited, Soberton Heath) 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 in consultation with the Chairman to include an additional words to Condition 2 to reiterate the importance of protecting the amenity of nearby residential properties.

The meeting commenced at 9.30am and concluded at 12.20pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

07.10.2010

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Soberton

Ward

Swanmore And Newtown

1 Conservation

Area:

Case No: 10/01027/FUL

Ref No: W07077/10

Date Valid: 22 April 2010

Grid Ref: 460435 114007

Team: WEST

Case Officer: Mr Simon Avery

Applicant: Mr Mark Wells

Proposal: Erection of storage building (part retrospective)

Location: Blanchard Wells Ltd, Forester Road, Soberton Heath,
Southampton, Hampshire, SO32 1QG

Officer PER

Recommendation

:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

2 No machinery, equipment or vehicles shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the building except between the hours of 0730 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of adjacent and nearby residential properties from noise and disturbance outside of the stated established working hours for the site when residents in this tranquil rural area should normally be able expect not to have to endure any noise or disturbance nuisance from the use of the site.

3 The development hereby permitted shall be used for storage purposes incidental to the builders yard operation located on the site and for no other purpose (including

any other purpose in Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 2006, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: In order to limit the use of the building in accordance with the terms of the application and because the site is in an unsustainable location where alternative uses may not be acceptable.

4 No additional internal floorspace or mezzanine floor shall be added to the building hereby approved.

Reason: To ensure that the operations on the site do not intensify and create additional traffic demand.

5 No floodlighting shall be erected on, or attached to, the building hereby approved unless agreed in writing by the Local Planning Authority.

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

6 Construction of the development shall not continue until details of the proposed means of foul sewage disposal have been submitted to, and approved by, the Local Planning Authority.

Reason: To ensure satisfactory provision of surface water drainage.

7 In the event of a tree onsite falling into decline and therefore requiring removal, three Standard trees of the same species shall be planted within the area of trees subject to tree felling and within a period of 9 months or such other species, size location or period as may be agreed in writing by the Local Planning Authority.

If, within a period of 2 years from the date of planting, a tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place, or in accordance with any variation for which the Local Planning Authority give their written consent.

Reason: To maintain the tree cover and the contribution that trees make to the character and amenity of the area.

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, CE2, CE3, CE5, CE18

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.

5. A Standard is defined as having 10-12cm girth at planting and having a height between 3 and 3.5 metres at planting. Replacement of trees is enforceable in law and failure to comply with condition 7 could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition has not been met. Trees make an important contribution to the character of the conservation area creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

Winchester Town

Ward

St Michael

- 2 Conservation Area:** Winchester - Designated as 3 separate areas Dec 1967 and May 1969
Extended February 1981, June 1986 and January 1990 Now combined into one area.
Published 2003
- Case No:** 10/00514/FUL
Ref No: W06512/07
Date Valid: 23 February 2010
Grid Ref: 447821 129124
Team: WEST **Case Officer:** Mr James Jenkison
Applicant: Mr David Morris
Proposal: (Amended Plans) Demolition of existing snooker centre, erection of 3 no. 3 bedroom and 3 no. 2 bedroom dwellings fronting Edgar Road, 2 storey side extension to Radley House for D1, D2, A1 or A2 use, associated landscaping (AFFECTS THE SETTING OF A LISTED BUILDING)
- Location:** Winchester Snooker Centre, Radley House, 8 St Cross Road, Winchester, Hampshire, SO23 9HX
- Officer Recommendation:** PER

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

That planning permission be granted subject to the following condition(s) and the securing of appropriate planning obligations (the terms of which are to be approved by the Head of Legal Services) for the following provisions under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

- (i) Contributions of £12,816 in accordance with Winchester City Council's open space strategy.
- (ii) Contributions of £8, 506 in accordance with Hampshire County Council's transport contributions policy;

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 on any part of the development until details, samples and sample panels of the materials to be used for 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 and shall not be modified unless the express permission of the Local Planning Authority has been obtained.

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

3 The development hereby approved shall be constructed strictly in accordance with the approved plans as listed below and received by the Council:

Job Title: Redevelopment of the Snooker Centre Site.

Job No.: 5417

Drg No.: D01, Drg Title: Site Plan as proposed. Rev B dated 14.09.10

Drg No.: D02, Drg Title: Residential units floor plans. Rev A dated 24.08.10

Drg No.: D03, Drg Title: Multi-use facility floor plans. Rev A dated 24.08.10

Drg No.: D04, Drg Title: Residential units elevations. Rev A dated 24.08.10

Drg No.: D05, Drg Title: Multi-use facility elevations. Rev A dated 24.08.10

Drg No.: D06, Drg Title: Site Sections sheet 1 of 2. Rev A dated 24.08.10

Drg No.: D07, Drg Title: Site Sections sheet 2 of 2. Rev A dated 24.08.10

Drg No.: D08, Drg Title: Street elevation and perspective Edgar Road. Rev A dated 24.08.10

Drg No.: D09, Drg Title: Details and Perspectives St Cross Road elevation. Rev A dated 24.08.10

Job Title: Redevelopment of the Snooker centre Site Winchester Edgar Road Housing.

Drg Title: Gutter, Glazing & Chimney General Arrangement Details.

Job No.: 5417

Drg No: SK203

Dated Aug 10.

Reason: To ensure the proposal maintains a satisfactory appearance in the interests of the Conservation Area and setting of the listed building.

4 No development shall take place until details of hard and soft landscape works, boundary treatment, cycle storage have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of the dwellings hereby permitted unless otherwise agreed by the Local Planning Authority. These details shall include the following, as relevant:

- existing and proposed finished levels or contours:

- means of enclosure, including any retaining structures and the alignment, height and materials of all walls and fences and other means of enclosure.

- car parking layout:
- other vehicle, pedestrian access, servicing and circulation areas:
- hard surfacing materials:
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- walls for supporting plant life and the type of plant life to be supported:

Soft landscape details shall include the following as relevant:

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

Reason: To improve the appearance of the site in the interests of visual amenity and to ensure that the site responds to its context.

5 All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any of the units hereby approved in accordance with the implementation programme approved as part of condition 4 unless agreed in writing by the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

6 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 within Classes A-E of Part 1 of the Order and no further plant, machinery, equipment, fume extraction equipment, external flues, pipes aerials or

antenna of any kind shall be erected on the site or attached to the buildings hereby permitted without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure that development that would otherwise be permitted is considered prior to commencement of work on the site so as to ensure a high standard of public realm.

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

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

8 The facility hereby approved shall not be open for use by customers, patients or patrons except between the hours of 0730 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

9 Prior to the use of the facility building hereby approved for any activity that includes hot food cooking for patrons or clients, details of the means of extraction of fumes from the premises shall be submitted to and approved in writing by the Local Planning Authority and shall be installed before the use is commenced, and thereafter maintained and operated in accordance with the approved details.

Reason: To protect the amenities of occupiers of nearby dwellings and buildings from undue smell and fumes and to promote a high standard of amenity within the town centre.

10 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.

11 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.

12 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 conditions E110c) 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.

13 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.

14 Prior to the demolition of the existing building within the application site a Construction Management Plan shall be submitted to and approved in writing by the

Local Planning Authority. The Construction Management Plan shall include the following details;

Stages of development.

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

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

Dust suppression, mitigation and avoidance measures.

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

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

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

Floodlighting and security lighting.

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

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

The Construction management plan shall be adhered to throughout the duration of the construction period. For the avoidance of doubt, this condition covers all construction and demolition work (including the breaking up and removal of pavement) on the application site.

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

15 All work relating to the development hereby approved, including works of demolition, construction or preparation prior to operations, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of adjoining properties during the construction period.

16 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.

17 No occupation of the residential units hereby permitted shall occur before such time as the facility accommodation hereby permitted has been completed and made available for occupation.

Reason: To ensure that the existing facility accommodation on the site is re-provided without delay in the interests of maintaining the sites contribution to the provision of facilities and services to serve the local community in accordance with the provisions of policy SF2 and SF7 of the WDLPR 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, DP9, HE1, HE5, RT4, H7, SF1, SF2, SF7

Winchester Town

Ward

St Paul

- 3 Conservation Area:** Winchester - Designated as 3 separate areas Dec 1967 and May 1969
Extended February 1981, June 1986 and January 1990 Now combined into one area.
Published 2003
- Case No:** 10/01100/FUL
Ref No: W07563/15
Date Valid: 7 June 2010
Grid Ref: 447372 129808
Team: EAST **Case Officer:** Beverley Morris
Applicant: Mr S Hunter
Proposal: (HOUSEHOLDER) Erection of trellis fence to boundary with north view pathway
Location: 22 Avenue Road, Winchester, Hampshire, SO22 5AQ
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 fencing hereby permitted shall be retained as trellis fencing unless otherwise agreed in writing by the Local Planning Authority and shall be painted green, the colour of which to be agreed in writing by the Local Planning Authority.

Reason: To maintain a softer open appearance to the footpath in accordance with DP3

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 HE4

Badger Farm

Ward

Olivers Battery And Badger Farm

4 Conservation

Area:

Case No: 10/02285/TCP

Ref No: WTC/97/02

Date Valid: 31 August 2010

Grid Ref: 446480 128072

Team: WEST

Case Officer: Mr Simon Avery

Applicant: Vodafone Ltd

Proposal: Replacement of existing 9m structure with proposed 11.8m street pole for shared use by O2 and Vodafone with adjacent equipment cabinet

Location: Land Adjacent To St Annes Close, Ridgeway, Badger Farm, Hampshire

Officer OBJ

Recommendation

:

Committee Decision:

REFUSED SUBJECT TO THE FOLLOWING OBJECTION:-

1 The proposed development is contrary to Policies DP3 and DP14 of the Winchester District Local Plan Review 2006 in that:

- the proposed mast, by virtue of its height and design would appear as a visually intrusive and incongruous feature which would fail to respond positively to the character, appearance and variety of the local environment and would have an adverse visual impact on nearby residential properties.

- it has not been adequately demonstrated that a mast of this height is necessary in this location.

Informatives

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

Winchester District Local Plan Review 2006: DP3, DP14

