

PLANNING DEVELOPMENT CONTROL COMMITTEE

6 January 2011

Attendance:

Councillors:

Johnston (Chairman) (P)

Evans (P)

Hutchison (P)

Huxstep

Jeffs

Lipscomb

Mitchell

Pearce (P)

Tait (P)

Deputy Members:

Councillor Berry (Stand Deputy for Councillor Huxstep)

Councillor Read (Standing Deputy for Councillor Jeffs)

Councillor Clear (Standing Deputy for Councillor Mitchell for Items 3,4 and 5 only)

Others in attendance who did not address the meeting:

Councillor Bell

1. MINUTES

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 9 December 2010, be approved and adopted.

**2. DEVELOPMENT CONTROL SCHEDULE
(Report PDC878 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 Hutchison declared a personal (but not prejudicial) interest in respect of Item 5 as he was a member of the City of Winchester Trust, which had commented on the application. He had taken no part in the Trust's consideration of the application and he therefore spoke and voted thereon.

Councillor Pearce declared a personal (but not prejudicial) interest in respect of Item 5 as he was acquainted with the objector that spoke (Mrs Brown). As Mrs Brown was not a close associate of Councillor Pearce, he spoke and voted thereon.

Councillor Evans declared a personal (but not prejudicial) interest in respect of Item 3, as she was a member of Wickham Parish Council and the HARA (Hampshire Alliance for Rural Affordable Housing) Management Board, both of whom had commented on the application. She had taken no part in either the Parish's or HARA's consideration of the application. Councillor Evans also declared a personal (but not prejudicial) interest as she knew the landowner of Item 3. However, as he was not a close associate, she spoke and voted thereon.

By way of personal explanation, Councillor Clear stated that she had pre-determined Item 3 and therefore, after addressing the Committee as a representative of the Parish Council, sat apart from the meeting and took no part in the debate or vote on that item.

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

Item 3: Land Adjoining Wickham Community Centre, Mill Lane, Wickham – Case Number 10/01434/FUL

Subsequent to the publication of the Report, the Head of Planning Management recommended a further condition in the interests of highway safety, which required an improvement to the access road from Mill Lane (Condition 15). This was later agreed by the Committee.

Councillor Clear (as a representative of Wickham Parish Council) spoke against the application and Mr Wade (on behalf of the applicant) spoke in support.

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. In addition to those Conditions, the Committee agreed to include the proposed Condition (above) regarding the Mill Lane access and an additional Informative to control construction hours (detailed wording delegated to the Head of Planning Management).

Item 4: Park View House, Hensting Lane, Fishers Pond – Case Number 10/02431/FUL

The Head of Planning Management explained that, subsequent to the publication of the Report, the applicant had clarified that the application was an amendment to 08/02235/FUL. Furthermore, the South Downs National Park had commented on the importance of views towards or from the new National Park and the Archaeological Officer had confirmed that, following a site visit, Condition 5 was no longer required.

Mr Taylor (on behalf of the applicant) spoke in support.

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. In addition to those Conditions, the Committee agreed to remove

Condition 5 regarding archaeological issues (as recommended above) and to include an additional informative to control construction hours (detailed wording delegated to the Head of Planning Management).

Item 5: 6 Ranelagh Road, Winchester – Case Number 10/02673/FUL

Mrs Brown (a local resident) spoke against the application and Mr Hampson (the applicant) spoke in support.

During debate, the Committee noted the comments of the Conservation Officer, who objected to the scheme. It was the Conservation Officer's view that the proposed rear extension would disturb the harmony and symmetry of the rear of the Ranelagh Road buildings, when viewed from the public realm in Edgar Road.

At the conclusion of debate, the Committee did not support the recommendation set out in the Report and instead agreed to refuse planning permission for the following reasons:

1. The proposed development, by reason of its inappropriate massing, form and design would harm the character and appearance of the Conservation Area from Edgar Road, contrary to Policy HE.5 of the Winchester District Local Plan Review and guidance in PPS5.
2. The proposal would set a precedent that would make it difficult to resist further similar applications, which cumulatively would harm the character and appearance of the Conservation Area.

Informative

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

Winchester District Local Plan Review 2006: DP3, DP4, HE4, HE5
South East Plan 2009: BE6, CC6

Item 7: 4 Farm Cottages, Mayles Lane, Knowle – Case Number 10/02337/FUL

Mr Collet (on behalf of the applicant) spoke in support of the application.

The Head of Planning Management explained that, contrary to page 74 of the Report, recent changes to Planning Policy Statement 3 meant that there was no longer a requirement to seek a minimum of 30 dwellings per hectare.

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. In addition to those Conditions, the Committee agreed to amend Condition 2 to ensure that the material for the parking surface was permeable to improve drainage.

The following items had no public participation:

Item 1: Land opposite Recreation Ground, Marlands Lane, West Meon – Case Number 10/02038/FUL

The Head of Planning Management explained that, subsequent to the publication of the Report, this item had been deferred due to concerns regarding a related ecology report. It was anticipated that this report would be finalised in time for the next meeting of the Committee, to be held on 27 January 2011. Furthermore, the Committee accepted the Head of Planning Management's invitation to visit the site prior to that meeting, in accordance with the Committee's practice out in Report PDC871.

Item 2: Appleridge, Northfields, Twyford – Case Number 10/00557/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. In addition, the Committee agreed to delegate to the Head of Planning Management (in consultation with the Chairman) authority to finalise the amount required for the applicant's contribution to the Open Space Fund.

Item 6: 75 Grange Road, Alresford – Case Number 10/02416/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.

RESOLVED:

1. That the decisions taken on the Development Control Applications, as set out in the Schedule which forms an Appendix to the Minutes, be agreed.
2. That, in respect of Item 1 (Land opposite Recreation Ground, Marlands Lane, West Meon) the application be deferred to the next meeting of the Committee, to be held 27 January 2011.
3. That, in respect of Item 2 (Appleridge, Northfields, Twyford) planning permission be granted for the reasons and subject to the Conditions as set out in the Report. In addition, the Committee agreed to delegate to the Head of Planning Management (in consultation with the Chairman) authority to finalise the amount required for the applicant's contribution to the Open Space Fund.
4. That, in respect of Item 3 (Land Adjoining Wickham Community Centre) planning permission be granted for the reasons and subject to the Conditions as set out in the Report. In addition to those Conditions, the Committee agreed to include a condition regarding the Mill Lane access and an additional informative to control construction hours (detailed wording delegated to the Head of Planning Management).

5. That, in respect of Item 4 (Park View House, Fishers Pond) planning permission be granted for the reasons and subject to the Conditions as set out in the Report. In addition to those Conditions, the Committee agreed to remove Condition 5 regarding archaeological issues and to include an additional Informative to control construction hours (detailed wording delegated to the Head of Planning Management).

6. That, in respect of Item 5 (6 Ranelagh Road, Winchester) planning permission be refused as Committee considered that, because:

- i. The proposed development, by reason of its inappropriate massing, form and design would harm the character and appearance of the Conservation Area from Edgar Road, contrary to Policy HE.5 of the Winchester District Local Plan Review and guidance in PPS5.
- ii. The proposal would set a precedent that would make it difficult to resist further similar applications, which cumulatively would harm the character and appearance of the Conservation Area.

Informative

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

Winchester District Local Plan Review 2006: DP3, DP4, HE4, HE5

South East Plan 2009: BE6, CC6

7. That, in respect of Item 7 (4 Farm Cottages, Mayles Lane, Knowle) planning permission be granted for the reasons and subject to the Conditions as set out in the Report. In addition to those Conditions, the Committee agreed to amend Condition 2 to ensure that the material for the parking surface was permeable to improve drainage.

The meeting commenced at 9.30am, adjourned for lunch between 12.40pm and 1.30pm, and concluded at 3.00pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

06.01.2011

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

West Meon

Ward

Upper Meon Valley

1 Conservation

Area:

Case No: 10/02038/FUL

Ref No: W21933

Date Valid: 3 August 2010

Grid Ref: 464205 124243

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: The Hyde Group

Proposal: Residential development for 10 no. dwellings comprising; 5 no. one bed, 3 no. two bed and 2 no. three bed dwellings with associated parking and landscaping with alterations to existing access

Location: Land Opposite Recreation Ground, Marlands Lane, West Meon, Hampshire

Officer PER

Recommendation

:

Committee Decision:

DEFERRED for further ecological information

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.

4 Works shall be carried out in accordance with the measures set out in the Ecological Survey Report (Hampshire Ecological Services, Feb 2010) unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure adequate protection of protected species.

5 Works shall be carried out in accordance with the reptile and breeding bird mitigation works set out within sections 5 and 6 of the Reptile Mitigation Strategy Report (Hampshire Ecological Services, July 2010), unless otherwise approved by the LPA. Prior to occupation of the dwellings a report, provided by an ecologist, detailing the mitigation works carried out and results of the translocation, shall be submitted to and approved in writing by the LPA.

Reason: To ensure the protection of reptiles and nesting birds.

6 The car park shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

7 Construction of the dwellings hereby permitted shall not commence above ground level until details and samples of the materials to be used in the construction of the external surfaces have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

It is recommended that the roof materials used are either natural slate or a plain clay tile. Bonnet hip tiles are recommended to be used. Any brick to be used for the housing shall be a soft stock red or multi red. UPVC windows are acceptable if recessed as required below.

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

8 Construction of the dwellings hereby permitted shall not commence above ground level until 1:20 fully annotated plans, sections and elevation detail of the following, including annotated reference to the samples of the materials to be used, are submitted to and approved by the Local Planning Authority including:

- Eaves
- Hips
- Ridges
- Chimneys and flues
- Windows (to be recessed by a minimum of 100mm)
- Window heads, sills and lintels
- Surrounds to windows
- Entrance doors
- Porches
- Metre boxes and cabinets

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 to comply with policy DP.1 and DP.3 of the Winchester District Local Plan Review.

9 Construction of the dwellings hereby permitted shall not commence above ground level until full details of the 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:

- hard surfacing materials:
- means of enclosure, including any retaining structures and all boundary treatments:
- other vehicle and pedestrian access and circulation areas:
- existing and proposed finished levels or contours:

Soft landscape details shall include the following as relevant:

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

The landscape works for the approved scheme as amended should be based on the original 'Indigo' landscape drawing.

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

10 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

11 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

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

12 Details of any solar panels or other items or works required in association with providing details in compliance with the Code for Sustainable Homes Code Level 3 and 4 as required, affecting the external appearance of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the dwellings. Development shall then be carried out in accordance with those approved plans.

Reason: In the interests of the visual amenities 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 developer must agree with Southern Water, prior to commencement of the development, the measures to be undertaken to divert / protect the public water supply main. For further advice the applicant is advised to contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH tel 01962 858688 or www.southernwater.co.uk

3. All work relating to the development hereby approved, including works of demolition 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.

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

South East Plan 2009: CC1, CC4, CC6, CC7, H1, H3, H4, H5, T4, NRM5, NRM11, C2, C4, BE1, SH6, SH8.

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.9, DP.13, CE.10, HE.1, H.7, T.1, T.2, T.3, T.3, T.5, RT.4.

Wickham **Ward** **Wickham**

3 Conservation

Area:

Case No: 10/01434/FUL

Ref No: W21852

Date Valid: 7 June 2010

Grid Ref: 457314 111949

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

Applicant: Hyde Martlet And Wickham Community Land Trust

Proposal: Residential development comprising 9 no. two bedroom, 5 no. three bedroom houses and 4 no. one bedroom, 2 no. two bedroom flats with associated parking and landscaping
Location: Land Adjoining Wickham Community Centre, Mill Lane, Wickham, Hampshire

Officer PER

Recommendation

:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

In accordance with standard practice and adopted policies the developer has been asked to contribute the following sums based on the number and size of dwellings;

Public Open Space - £31,018 , split £12,184 Play and £18,834 Sport

Transport - £67,840

This comes to a total of £98,858

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

NB. The Local Planning authority will confirm in writing that it is satisfied with the drainage arrangements and no dwelling should be occupied unless and until such confirmation has been given

Reason: To avoid the possibility of flooding.

3 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.

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

Reason: To ensure a satisfactory visual relationship between the new development and its surroundings.

5. No development shall take place until details of lighting, a landscape strategy and details of hard and soft landscape works, including timing provisions, 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:

- a) existing and proposed finished levels or contours;
- b) hard surfacing material;

Soft landscape details shall include the following:

- c) planting plans;
- d) written specifications (including cultivation and other operations associated

- with plant and grass establishment);
- e) schedules of plants, noting species, planting sizes and proposed numbers/densities, where appropriate;
- f) implementation and surface water treatment programmes.

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

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

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

7 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If, within a period of five years after planting, any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

8 The existing hedgerow on the northern boundary of the application site shall be protected during building works by the erection of a continuous chestnut paling fence at least 2 metres from the hedge

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

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

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

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

Reason: In the interests of highway safety, the operation of the adjoining community site and the biodiversity of the area.

11 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.

12 Prior to the completion of development, a cut-off drain shall be provided to prevent the egress of surface water onto the public highway.

Reason: In the interests of highway safety

13 The car parking spaces shall be constructed, surfaced and marked out in accordance with the approved plan before the development hereby permitted is brought into operation. These areas shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available.

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

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

15 The dwellings hereby permitted shall not be occupied until such time as the access road to the site from Mill Lane has been improved in accordance with the approved Upton McGougan Drawing 136.0077.200 Revision P6.

Reason: In the interests of highway safety.

Informatives

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

2. The Local Planning Authority has taken account of the following Development Plan policies and proposals:

South East Plan: CC1, CC4, CC7, H1, H3, H4, H5, T4, NRM5, C4, BE5, SH5, SH6
Winchester District Local Plan Review 2006: H6, H7, CE5, CE10, CE11, DP1, DP3, RT4, T1, T2, T3, T4

3. The applicants/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Atkins Ltd., Anglo St James House, 39a Southgate Street, Winchester, SO23 9EH. Telephone 01962 858688 or www.southernwater.co.uk

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or 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.

5. 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.

Colden Common

Ward

Colden Common And Twyford

4 Conservation

Area:

Case No: 10/02431/FUL

Ref No: W03211/10

Date Valid: 16 September 2010

Grid Ref: 449473 122346

Team: EAST

Case Officer: Elaine Walters

Applicant: Mr And Mrs Woodman

Proposal: (HOUSEHOLDER) Amendments to permitted planning-08/02235/FUL; replacement of the existing detached garage annexe with a single storey extension to the main house to provide guest accommodation and a single storey detached garage

Location: Park View House, Hensting Lane, Fishers Pond, Eastleigh, Hampshire, SO50 7HH

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 materials to be used in the construction of the external surfaces of the hereby permitted shall match those used in the existing building.

Reason: The materials to be used in the construction of the external surfaces of the hereby permitted shall match those used in the existing building.

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

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

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

4 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

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

Informatives

1. 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:-

South East Plan 2009

- CC6: Character of the environment, BE6: Management of the historic environment.

Winchester District Local Plan Review

- DP.1, DP.3, HE2, CE23, T2

National Planning Policy Guidance/Statements:

PPS1 Delivering Sustainable Development

PPS 3 Housing

PPS 5 Planning for the Historic Environment

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 Michael

- 5 **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:** 10/02673/FUL
Ref No: W21705/01
Date Valid: 15 October 2010
Grid Ref: 447642 128673
Team: WEST **Case Officer:** Mr Simon Avery
Applicant: Mr Kevin Hampson
Proposal: (HOUSEHOLDER) Two storey rear extension (RESUBMISSION)
Location: 6 Ranelagh Road, Winchester, Hampshire, SO23 9TA
Officer: PER
Recommendation:
:
Committee Decision:

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

Conditions/Reasons

1. The proposed development, by reason of its inappropriate massing, form and design would harm the character and appearance of the Conservation Area from Edgar Road, contrary to Policy HE.5 of the Winchester District Local Plan Review and guidance in PPS5.
2. The proposal would set a precedent that would make it difficult to resist further similar applications, which cumulatively would harm the character and appearance of the Conservation Area.

Informatives

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

Winchester District Local Plan Review 2006: DP3, DP4, HE4, HE5
South East Plan 2009: BE6, CC6

New Alresford **Ward** **The Alresfords**

6 Conservation

Area:

Case No: 10/02416/FUL

Ref No: W21969

Date Valid: 15 September 2010

Grid Ref: 458086 132175

Team: EAST **Case Officer:** Miss Megan Birkett

Applicant: Mrs Margot Power

Proposal: (HOUSEHOLDER) New porch to front of house

Location: 75 Grange Road, Alresford, Hampshire, SO24 9HF

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

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

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

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

2 Prior to the commencement of the development hereby approved, the following samples and details shall be submitted to the Local Planning Authority and approved in writing. The development shall be carried out in accordance with the approved samples and details.

- a) Samples of external facing bricks and roof tiles
- b) Typical details at 1:5 scale of new external windows, rooflight and doors, eaves, bargeboards and porch canopy.
- c) Details and samples of hardsurfacing materials which shall be permeable and means of enclosure.

Reason: To preserve the setting of a listed building, in accordance with PPS.5.

3 Details of the type and size of new trees, plants and hedgerow required in respect of No.s 3, 4, 8, 14, 15, 16, 17, 18, 19, 23, 25, 27 and 28 shown on approved drawing ref. TGD Landscape 'Landscape Strategy Plan' 2210-101 shall be submitted to and approved in writing prior to the commencement of works on the site. These approved planting details and the overall landscaping scheme as detailed on drawing ref. TGD Landscape 'Landscape Strategy Plan' 2210-101 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. Once the planting is carried out, the soft landscaping shall be maintained in accordance with the submitted Landscape Maintenance Plan by TGD Landscape Ltd dated September 2010. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4 The dwelling hereby approved shall not 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.

5 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 1092-AIA 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 1092-AIA. The Arboricultural Officer shall also be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317. No arboricultural works shall be carried out to trees other than those specified and in accordance with this Method Statement. Any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing to the Local Planning Authority.

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

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

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

7 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 future occupants.

8 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of condition 7c) 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 7c) 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.

9 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.

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

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

11 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

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

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E, F, G of Parts 1 of Schedule 2 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.

13 Prior to the commencement of works on site a method statement providing details of how the land is to be graded and whether any spoil will have to be back-filled or removed from the site, shall be submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: To ensure that the development is undertaken in a sustainable and appropriate manner.

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, DP4, DP5, DP9, H3, RT4, T2, T4
South East Plan 2009: BE6, CC6

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.
