

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**17 February 2011**

Attendance:

Councillors:

Johnston (Chairman) (P)

Evans (P)

Hutchison (P)

Huxstep (P)

Jefferies (P)

Lipscomb

Mitchell (P)

Pearce (P)

Tait (P)

Deputy Members:

Councillor Read (Standing Deputy for Councillor Lipscomb)

Others in attendance who addressed the meeting:

Councillors Cook, Hiscock and Verney

Others in attendance who did not address the meeting:

Councillor Bell

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1. **MINUTES**

RESOLVED:

That, subject to the deletion of Councillor Thompson as the Standing Deputy for Councillor Pearce within the minutes of the meeting held on 15 December 2010, the minutes of the previous meetings of the Committee, held on 15 December 2010 (as amended) and 27 January 2011 be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**  
[\(Report PDC883 refers\)](#)

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 Hutchison declared a personal (but not prejudicial) interest in respect of Items 1, 4 and 5 as he was a member of the City of Winchester Trust, which had commented on these applications. However, he had taken no part in the Trust's consideration of these items and he spoke and voted thereon.

Councillor Jeffs declared a personal (but not prejudicial) interest in respect of Item 3 as his wife was the Chairman of the New Alresford Town Council Planning Committee (who had commented on the application) and because one of the objectors was a member of the Conservative branch committee, of which he was the Chairman. He spoke and voted thereon.

By way of a personal statement, Councillor Read explained that, as there was a risk of perceived predetermination on Item 2, he would stand down from the Committee and sit in the public seating area after addressing Members of the Committee during public participation as a Ward Member. He did not vote on this item.

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

Item 1: Winchester Laundry and Cleaning Co, Hyde Abbey Road, Winchester – Case Number 10/01103/FUL

The Committee was advised that since publication of the Report, an additional representation had been received from the Conservation Team, which raised no objection to the scheme. In addition, following discussions with the applicant, the Head of Planning Management recommended a new condition (Condition 27) regarding sustainability and this was agreed by the Committee.

Councillor Hiscock (a Ward Member) and Mr Tyrrell (on behalf of the applicant) spoke in support of the application.

In summary, Councillor Hiscock supported the scheme but, given the number of elderly residents who lived near the site, suggested that an additional condition be included to ensure that neighbours were disturbed as little as possible during its construction.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) as set out in the Report with an additional Condition 27 regarding sustainability (as set out in the resolution below) and a further condition regarding a Construction Management Plan in order to reduce the disturbance on neighbours during the construction period (the exact wording of this condition was delegated to the Head of Planning Management).

Item 2: Little Frenchies Field, Hambledon, Denmead – Case Number 10/02506/REM

The Head of Planning Management corrected an error in the Report regarding the mix and number of affordable houses (the applicant had proposed 28, rather than 26 as reported). The Committee also noted that, subsequent to the publication of the Report, Strategic Housing had raised no objection to the proposed provision of affordable housing and that the applicant had agreed to provide £50,000 to improve open space facilities in Denmead, in lieu of providing them on site (subject to a legal agreement secured through

conditions). In response to the Urban Design comments, the applicant had also clarified that details of the garage doors, boundary walls and fences would be agreed by condition. The update sheet also recommended a change to the condition regarding windows and overlooking and an additional condition regarding materials (following discussion with the Denmead Village Association and a Ward Member). These amendments were agreed, subject to additional conditions that the colours of the eaves, fascias and barge boards should be agreed by the Local Planning Authority.

Mr Ambrose (Denmead Village Association and Little Frenchies Field Action Group), Mr Hallet (Denmead Parish Council) and Councillor Read (a Ward Member) spoke against the application. Mr Barron (on behalf of the applicant) spoke in support.

In summary, Councillor Read commented that, if the application was approved, it required effective landscaping at its perimeter and he raised concerns regarding drainage and the run off of storm water onto Southwick Road. Councillor Read also raised concerns regarding traffic linked to the construction of the site travelling through the village, the closure of Green Lane as a through road and he questioned how the current application differed from that previously refused by the Planning Inspector.

In response, the Drainage Engineer explained that Southern Water had raised no concerns regarding foul sewage and that, in accordance with current best practice, storm water would be dealt with on site. Balancing ponds and SUDs had been discounted as they would have compromised the site's open space area.

The Highways Engineer explained that the access arrangements (including Green Lane) had been considered and approved by the Planning Inspector and his only concern regarding the internal road layout was the applicant's proposal to gate the courtyard spaces, as it would prevent visitor parking in the courtyards.

The Committee also noted that the Landscaping Team had raised no objection to the scheme.

Following debate, the Committee agreed to approve the reserved matters for the reasons (and subject to the conditions) as set out in the Report, subject to a legal agreement to make a financial contribution of £50,000 in lieu of on-site provision. Furthermore, the Committee agreed to include two further informatives regarding construction hours and to draw the attention of the applicant to the conditions imposed by the Planning Inspector on the outline permission.

Item 3: Long Barn Winchester Ltd, The Long Barn, Bishops Sutton Road, Alresford – Case Number 10/02580/FUL

The Head of Planning Management explained that, subsequent to the publication of the Report, the applicant had requested that an error in

Councillor Cook's letter be corrected. The land was owned by Struan Investment and not a Trust as Councillor Cook had indicated.

Ms Griffiths (a local resident) and Councillor Cook (a Ward Member) spoke against the application and Mr Norris (representing the applicant) spoke in support.

In summary, Councillor Cook agreed with the recommendation to refuse the application as, whilst he had some sympathy with the applicants, he considered the application indicative of creeping urbanisation of the countryside and that the traffic, light and noise would disturb local residents. He added that the business was unfair to existing businesses in the town centre.

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

Item 4: Lang House, 27 Chilbolton Avenue, Winchester – Case Number 10/00338/FUL

The Head of Planning Management explained that, subsequent to the publication of the Report, a final copy of amended plans had been received, which omitted roof terraces, and it was recommended that an amendment be included to Condition 8 regarding sustainability. Furthermore, it was explained that the Report should make reference to South East Plan policy NRM11, as a relevant planning policy.

Professor Whitehouse (a local resident) and Mr Pybus (a representative of Royal Winchester Golf Club) spoke against the application and Mr Thomas (on behalf the applicant) spoke in support.

The Committee agreed that, to better appreciate the potential impact of the development on the character of the area, this item should be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee to be held on 10 March 2011, following a site visit.

Item 5: 45 Chilbolton Avenue, Winchester – Case Number 10/00764/FUL

The Head of Planning Management explained that, subsequent to the publication of the Report, it was recommended that an amendment to Condition 7 regarding sustainability be included. Furthermore it was explained that the Report should make reference to South East Plan policy NRM11, as a relevant planning policy.

Mrs Diedrichsen (a local resident) spoke against the application and Mr Thomas (on behalf the applicant) spoke in support.

The Committee agreed that, to better appreciate the potential impact of the development on the character of the area, on the wooded nature of this part of Chilbolton Avenue and how the application responded to the requirements of the Local Area Design Statement, this item should be determined by a

meeting of the Planning Development Control (Viewing) Sub-Committee to be held on 10 March 2011, following a site visit.

Item 6: Stockers Avenue, Winchester – Case Number 10/02731/FUL

Mr Stevenson spoke against the application and Mr and Ms Bowring, Mr Walker and Mr Dore spoke in support.

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

Item 7: Plover Hill, New Road, Meonstoke, Southampton – Case Number 10/02731/FUL

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

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

Items 8 and 9: Bramdean Manor, Church Lane, Bramdean – Case Numbers 10/03174/FUL and 10/03175/LIS

The Committee considered these items together, including the public participation.

The Head of Planning Management explained that, subsequent to the publication of the Report, a consultation response had been received by the South Downs National Park Authority. In summary, this stated that whilst they had objected to the previous application, they had subsequently visited the site and raised no objection in terms of its impact on the wider landscape of the National Park. However, they referred to the Conservation Officer's comments with regard to the potential impact on the listed building. The National Park also suggested that, if granted, conditions should be placed regarding materials used and that significant trees should be protected during the construction phase.

The Head of Planning Management also reported that an additional letter in support of the application had been received from the Hampshire Gardens Trust, which duplicated their comments of support made on the previous application.

In addition to the above, the Conservation Officer reported that, subsequent to the publication of the Report, he recommended that the word "inappropriate" design be included in the proposed reason for refusal. He also explained that, from a visit to the Hampshire Records Office, he had discovered information relating to the previous ownership of the house and photographs taken in 1924 which proved that the parapets were built before this date. The same photographs illustrated the small side extension, which also appeared in a map dating from 1870. Maps from 1970 and 1975 illustrated the existence of an L-shaped building and that this building would have interrupted the view from the house to the nearby church. The Conservation Officer also reported

that, as a consequence of his latest research, it now appeared unlikely that the property was used as a rectory.

Councillor Verney (a Ward Member) and Mr Fraser (on behalf of the applicant) spoke in support of the application.

In summary, Councillor Verney explained that excavations were minor and would have no archaeological impact because of the location of the cellar; that there had been no objection from the arboricultural officer or South Downs National Park Authority, and that the revised application had reduced the size of the garage by one-third. He also did not see the logic of assuming that the proposed garage and extension should be built on the site of a Victorian extension, as recommended by the Conservation Officer. Councillor Verney considered that this site would interrupt views to the church from the house and break the garden wall. He added that the site selected by the applicant would increase the security of their garden and, with the additional landscaping they proposed, would only be visible from the air. Councillor Verney also explained that the current garage dated from an era when the occupants would have used chauffeurs. However, the current occupants had no staff, did their own shopping and therefore, to keep the driveway in front of the house clear, needed a garage closer to the house. Finally, Councillor Verney recommended that, if the Committee were not minded to grant permission, they should visit the site to gain a better understanding of the application.

The Committee agreed that, to gain a better understanding of the applications this item should be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on 10 March 2011 following a site visit.

The following item was not subject to public participation:

Item 10: Butts Wic, Stockbridge Road, Winchester – Case Number 10/03007/FUL

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) 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 (Winchester Laundry and Cleaning Co, Hyde Abbey Road, Winchester), planning permission be granted for the reasons (and subject to the conditions) in the Report with a condition regarding submission of a Construction Management Plan to minimise disturbance to local residents during the construction (exact wording delegated to the Head of Planning Management) and the following additional condition:

27 Before the development hereby approved is commenced, a sustainability strategy shall be submitted to and approved in writing by the Local Planning Authority relating to provisions for energy efficiency and reduction in regard to heating methods, heat recovery systems, insulation, water reduction and grey water recycling systems, materials sourcing and use of local labour. The development shall be undertaken in accordance with such approved sustainability strategy.

REASON: In the interests of ensuring that the development has due regard to national and regional sustainability objectives as promoted in Planning Policy Statements and the South East Plan.

3. That, in respect of Item 2 (Little Frenchies Field, Denmead) the reserved matters be approved, subject to a legal agreement to make a financial contribution of £50,000 in lieu of on-site provision, for the reasons (and subject to the conditions) in the Report. Furthermore, the Committee agreed to include two further informatives regarding construction hours and to draw the attention of the applicant to the conditions imposed by the Inspector on the outline permission as set out below:

1 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 following elevation(s) hereby permitted unless otherwise agreed in writing by the Local Planning Authority:

Plot 69 – south elevation  
 Plot 63 – north elevation  
 Plot 64 – north elevation  
 Plot 80 – east elevation

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

2 A revised materials schedule plan shall be submitted to and approved by the Local Planning Authority before development commences. The plan shall show the following:

- An alternative clay tile(s) which has a darker sand faced finish and a double camber.
- That where flint is proposed on dwellings all the elevations will be clad in flint.

- A specification that all the eaves, fascias and barge boards shall be of a colour agreed by the Local Planning Authority.
- That all chimneys are clad with real stock brick “slips” and topped with real clay pots.
- Garage doors shall be of a vertical board style and of a specified dark colour.
- An elevation of a section of a boundary wall at 1:20 scale and confirmation that where boundaries face onto the public realm boundary walls will be constructed. Each dwelling (including its associated boundary wall) shall be completed in accordance with the revised materials schedule plan before the dwelling is first occupied, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of visual amenity.

4. That, in respect of Item 4 (Lang House, 27 Chilbolton Avenue, Winchester), the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held 10 March 2011.

5. That, in respect of Item 5 (45 Chilbolton Avenue, Winchester), the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held 10 March 2011.

6. That, in respect of Items 8 and 9 (Bramdean Manor), the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee to be held 10 March 2011.

3. **TREE WORKS APPLICATION: 33 CRIPSTEAD LANE, WINCHESTER**  
[\(Report PDC884 refers\)](#)

RESOLVED:

That no objection be raised to the proposed tree works at 33 Cripstead Lane, Winchester as set out in the Report.

The meeting commenced at 9.30am, adjourned for lunch between 1.15pm and 2.00pm and concluded at 4.45pm

Chairman



WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**17.02.2011**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

**Winchester Town**

**Ward**

**St Bartholomew**

**01 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:** 10/01103/FUL  
**Ref No:** W04643/10  
**Date Valid:** 12 May 2010  
**Grid Ref:** 448253 129874  
**Team:** WEST **Case Officer:** Mr James Jenkison  
**Applicant:** B And P Hampson, S Lemon And Drew Smith Ltd  
**Proposal:** (Amended Plans) Demolition of laundry buildings and redevelopment consisting of B1(a) offices, 7 no. two bedroom dwellings, 1 no. three bedroom dwelling, 6 no. four bedroom dwellings and associated car parking and landscaping

**Location:** Winchester Laundry And Cleaning Co, Hyde Abbey Road, Winchester, Hampshire, SO23 7DA  
**Officer** PER  
**Recommendation**  
:

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Application Permitted subject to the payment of a financial contribution or completion legal agreement for public open space and completion of a Section 106 agreement for the management of common areas and the following condition(s):

**(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to Committee)**

**Conditions/Reasons**

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

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

2 The development hereby permitted shall be carried out in accordance with the approved plans and details as listed below. All windows and doors are to be

recessed 100mm from the outside face of external walls unless otherwise agreed in writing by the Local Planning Authority.

Approved plans:

T2 Architects, project ref: 0706a

| Drg. No    | Scale  | Size | TITLE                                  | Rev | Dated |
|------------|--------|------|--|-----|-------|
| 101        | 1:1250 | A3   | Site Location Plan                     |     | P1    |
| 30.04.2010 |        |      |  |     |       |
| 102        | 1:200  | A1   | Site Survey - as existing              |     | P1    |
| 30.04.2010 |        |      |  |     |       |
| 103        | 1:200  | A1   | Street scene survey - as existing      |     | P1    |
| 30.04.2010 |        |      |  |     |       |
| 104        | 1:500  | A1   | Block Plan - as proposed               |     | P3    |
| 25.01.2010 |        |      |  |     |       |
| 105        | 1:200  | A1   | Site Layout Plan - as proposed         |     | P5    |
| 28.01.2011 |        |      |  |     |       |
| 106        | 1:100  | A1   | Ground floor plan - as proposed        |     | P4    |
| 07.02.2010 |        |      |  |     |       |
| 107        | 1:100  | A1   | First Floor plan - as proposed         | -   | P3    |
| 04.11.2010 |        |      |  |     |       |
| 108        | 1:100  | A1   | Second floor plan - as proposed        |     | P3    |
| 04.11.2010 |        |      |  |     |       |
| 109        | 1:100  | A1   | Roof plan - as proposed                |     | P3    |
| 04.11.2010 |        |      |  |     |       |
| 110        | 1:100  | A1   | Context elevations - as proposed       |     | P4    |
| 14.12.2010 |        |      |  |     |       |
| 111        | 1:100  | A1   | Elevations - as proposed; sheet 1 of 4 |     | P4    |
| 14.12.2010 |        |      |  |     |       |
| 112        | 1:100  | A1   | Elevations - as proposed; sheet 2 of 4 |     | P4    |
| 14.12.2010 |        |      |  |     |       |
| 113        | 1:100  | A1   | Elevations - as proposed; sheet 3 of 4 |     | P4    |
| 14.12.2010 |        |      |  |     |       |
| 114        | 1:100  | A1   | Elevations - as proposed; sheet 4 of 4 |     | P3    |
| 04.11.2010 |        |      |  |     |       |
| 115        | 1:100  | A3   | Carport Structure details              |     |       |
| 04.11.2010 |        |      |  |     |       |

Reason: For the avoidance of doubt as to the scope of this planning permission.

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, enhance habitats and bio-diversity and ensure that the proposal has a high quality finish and appearance due to the extent of hard surfacing proposed for the site and its prominent location in the streetscene.

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 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 due to the prominent location of the site which requires a high quality of materials and design finish to be provided.

5 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation and historic significance.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

8 The carports, parking spaces, cycle stands and cycle and refuse storage sheds hereby approved shall be constructed and provided in accordance with the

approved plans prior to the occupation of the dwellings hereby permitted. The undercroft parking spaces for plot 14 shall not be enclosed.

Reason: To ensure the provision and retention of the carports, parking spaces, cycle stands and cycle and refuse storage sheds in the interests of local amenity and highway safety.

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

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

Reason: To ensure satisfactory means of access.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no equipment, external aerials, satellite dishes, antenna, floodlighting or other lamps, extraction or ventilation equipment or any other structure (including structures for the support of signs) of any kind shall be erected on the site or attached to the buildings hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure a high standard of public realm.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in any elevations or roofslopes in any of the dwellings or buildings hereby permitted.

Reason: To protect the privacy and amenities of dwellings within and adjoining the development, including the sheltered housing scheme, and to maintain the visual coherence and quality of the development in the interests of visual amenity.

12 Details of the timber screens for the terraces/balconies of plots 7-12 shall be submitted to and approved in writing by the Local Planning Authority. The timber screens as approved shall be installed prior to the occupation of dwellings to which they relate and shall thereafter be retained in such a manner so as to prevent views through the screen.

Reason: To protect the privacy and amenities or occupiers of dwellings and habitable rooms within the site and on adjoining land.

13 No gates, fences, walls, barriers or other structures or enclosures shall be erected upon or around any of the communal hard standing or landscaped areas, including the landscaped area and footpath adjacent to Hyde Abbey Road between plots 1 and 14 and the area of land between the office building and plot 7, unless otherwise approved in writing by the Local Planning Authority.

Reason: To promote a high quality streetscene and to ensure the site becomes integrated into the public realm.

14 An archaeological evaluation of the site, in accordance with a written scheme of investigation agreed in writing by the Local Planning Authority, shall be carried out prior to any building, engineering or other operations hereby permitted, in order to compile archaeological records and to provide information to enable the design of an appropriate archaeological mitigation strategy.

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

15 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.

16 Before any works hereby permitted are begun, details of the below ground works and foundation type and configuration of the buildings hereby approved shall be submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

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

17 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.

18 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of Condition 17(c) 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.

19 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.

20 The corner buildings and land designated as office space on the approved plans shall only be used for purposes within the B1 use class and shall not be used for any other purpose and shall not be used in connection with any of the dwellings hereby permitted on the site.

Reason: For the avoidance of doubt as to the scope of this planning permission.

21 None of the dwellings hereby permitted shall be occupied until the corner building designated for offices has been completed.

Reason: The site is a designated employment site and planning permission would not be granted for the development hereby approved without the provision of floorspace for non-residential use.

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

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

23 None of the dwellings or the offices of the development hereby approved shall 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, such as water butts) has been provided on the site in accordance with details (including layout plans, sections, 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.

24 Prior to work commencing on the site details of the floor slab levels of buildings and existing and proposed ground levels of the site and neighbouring land 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.

Reason: To protect the amenities of the locality and neighbouring residents.

25 Prior to the commencement of development, fully annotated plans, elevations and sections of the following details, at 1:20 scale, shall be submitted to and approved in writing by the local planning authority. The approved details shall be fully implemented before any dwelling or office is occupied, unless otherwise agreed in writing by the local planning authority:

- I. Eaves detail of each house type
- II. Ridge details
- III. Brise soleil detail proposed on the offices
- IV. Detail of the recessed brickwork and metal rainwater gear including hoppers
- V. Window detail of each dwelling including rooflights
- VI. Window detail of the office accommodation
- VII. Projecting windows
- VIII. Porch detail
- IX. Front door detail
- X. Sliding folding doors
- XI. Detail of standing seam zinc cladding



- XII. Cycle store (offices)
- XIII. Refuse store (offices)
- XIV. All boundary treatment
- XV. Garden gates
- XVI. Cycle stores and bin stores to all dwellings
- XVII. Pergalo (timber sections, eaves/guttering detail and roof
- XVIII. Ridge detail
- XIX. Balcony screens
- XX. Glass balustrade detail
- XXI. Timber sliding screens
- XXII. Sedum roof details

Reason: To ensure a high standard of development which will respect the sensitive character of the area

26 The development shall incorporate only the following materials unless otherwise agreed in writing by the local planning authority:-

- I. Natural slate roofs on all buildings apart from unit 13 which shall have a standing seam zinc roof and sedum roof
- II. Bricks elevations which shall be a soft stock brick and where metal cladding is proposed it shall be standing seam aluminium
- III. Conservation style roof lights (which shall have dark coloured frames and fitted flush);
- IV. Metal rainwater goods
- V. Metal windows and frames and door frames
- VI. Timber front doors

Reason: To ensure a high standard of development which respects the sensitive character of the area.

27 Before the development hereby approved is commenced a sustainability strategy shall be submitted to and approved in writing by the Local Planning Authority relating to provisions for energy efficiency and reduction in regard to heating methods, heat recovery systems, insulation, water reduction and grey water recycling systems, materials sourcing and use of local labour. The development shall be undertaken in accordance with such approved sustainability strategy.

Reason: In the interests of ensuring that the development has due regard to national and regional sustainability objectives as promoted in Planning Policy statements and the South East Plan.

28 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered-to throughout the construction period. The Statement shall provide for construction traffic management, on-site measures for the parking and turning of operative and construction vehicles, wheel washing facilities and measures to control the emission of dust and dirt during construction.

Reason: In the interests of highway safety.

### **Informatives**

1. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

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

Winchester District Local Plan Review 2006: DP3, DP4, DP5, W1, H7, E2, RT4  
South East Plan 2009: CC6, H5, BE1

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.

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.

The applicant is advised that there may be asbestos within the fabric of the building. The removal of such material may be subject to Licensing Regulations and Codes of Practice. For further information contact the Health and Safety Executive, Priestley House, Priestley Road, Basingstoke, Hampshire. RG24 9NW. Tel: 01256 404000.

4. Re-development of Brownfield Sites

#### **Disposal of waste**

Soil etc originating from the site may be classed as hazardous waste. Appropriate testing must be carried out to determine if the waste is hazardous. Hazardous waste must be disposed of at a suitably permitted site, consignment notes or waste transfer notes and records of waste analysis must be kept on site to prove how the material was classified and disposed of.

#### **Site waste management plans**

In England it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that the SWMP should contain depends on the estimated build cost, excluding VAT. It is

a requirement to comply with the duty of care for waste and to record all waste movements in one document, having a SWMP will assist to ensure compliance with the duty of care. Further information can be found at <http://www.netregs-swmp.co.uk>

#### Pollution of watercourses

Appropriate pollution prevention measures are important to avoid any contamination. There should be no discharge of silty or dirty water to any watercourse or surface water drain during the proposed works.

#### Dewatering

Should any dewatering be required then the water should be discharged over the surrounding land and allowed to soak into the strata without causing erosion of the land. If you are working on a contaminated land site or if you need to discharge dewatering waters to surface water drains or controlled waters then you should contact the Environment Agency on 08708 506 506 for further advice. Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters.

#### Drainage

All foul water drainage from the site including drainage from loading bays and washdown areas must discharge to a sealed tank or to mains foul sewer (with the permission of the local sewage undertaker). Exterior working areas must drain via an oil interceptor.

#### Car Parks

Some car parks, typically those for 50 cars or more and those that discharge to a sensitive environment, will need to have additional measures in place to prevent pollution to the environment; this may include the installation of oil separators.

#### Foul water and trade effluent

Foul water and trade effluent draining from the site and connecting to the mains foul sewer will require the permission of the local sewage undertaker.

#### Storage tanks

The risk of pollution at construction and demolition sites can significantly be reduced by providing secondary containment measures for storage tanks. Oil tanks must comply with the requirements of the Control of Pollution (England) (Oil Storage) Regulations 2001. If the tanks are not covered by these regulations then tanks should comply with Environment Agency Pollution Prevention Guidance Note No.2 (Above Ground Oil Storage Tanks). The guidelines stipulate requirements for the standard of tanks, pipe work and secondary containment, including bund walls.

#### Pollution Prevention

When carrying out construction and demolition activities the potential sources of pollution from site activities needs to be identified, for example:

Oil or chemical pipelines

High voltage fluid filled cables

Mains water pipelines

Disturbance of the river bed / working in the river channel  
Disposal of water from excavations, dewatering and pumping  
Exposed ground and stockpiles  
Plant and wheel washing  
Site roads and river crossings  
Concrete and cement mixing  
Oil and chemical storage, security and refuelling

Measures are needed to be put in place to protect the environment and prepare an incident response plan should a pollution event occur.

Further detailed advice can be found in the Environment Agency 'Getting your site right' available at [http://www.environment-agency.gov.uk/static/documents/Business/pp\\_pays\\_booklet\\_e\\_1212832.pdf](http://www.environment-agency.gov.uk/static/documents/Business/pp_pays_booklet_e_1212832.pdf), in the good developer guide available at [http://www.environment-agency.gov.uk/static/documents/1\\_GETH1106BLNE-e-e\(1\).pdf](http://www.environment-agency.gov.uk/static/documents/1_GETH1106BLNE-e-e(1).pdf) and in the following pollution prevention guidance notes:

PPG 01: General guide to the prevention of pollution

PPG 02: Above ground oil storage tanks

PPG 05: Works in, near or liable to affect watercourses

PPG 06: Construction and demolition

PPG 13: Vehicle washing and cleaning

PPG 20: Dewatering underground ducts and chambers

05. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water's Network development Team (Wastewater) at [www.southernwater.co.uk](http://www.southernwater.co.uk).

**Denmead**                      **Ward**                      **Denmead**

**02 Conservation**

**Area:**

**Case No:** 10/02506/REM

**Ref No:** W07439/03

**Date Valid:** 11 October 2010

**Grid Ref:** 465360 112031

**Team:** EAST                      **Case Officer:** Nick Parker

**Applicant:** Taylor Wimpey Southern Counties Ltd

**Proposal:** Erection of 80 dwellings together with new vehicular access (including changes to Green Lane/Southwick Road junction) and pedestrian linkages, landscaping, public open space provision and parking on land at Little Frenchies Field (details in compliance with Outline Planning Permission 09/00289/OUT)

**Location:** Little Frenchies Field, Hambledon Road, Denmead, Hampshire

**Officer** PER

**Recommendation**

:

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Provided the applicant enters into a legal agreement to make a financial contribution of £50,000 in lieu of on-site provision then the reserved matters application be granted subject to the conditions listed below:

**Conditions/Reasons**

1 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 following elevation(s) hereby permitted unless otherwise agreed in writing by the local planning authority:

Plot 69 - south elevation

Plot 63 - north elevation

Plot 64 - north elevation

Plot 80 - east elevation

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

2 A revised materials schedule plan shall be submitted to and approved by the Local Planning Authority before development commences. The plan shall show the following:

- An alternative clay tile(s) which has a darker sand faced finish and a double camber.
- That where flint is proposed on dwellings all the elevations will be clad in flint.
- A specification that all the eaves, fascias and barge boards shall be of a dark grey or black colour or an alternative appropriate colour.
- That all chimneys are clad with real stock brick 'slips' and topped with real clay pots.
- Garage doors shall be of a vertical board style and of a specified dark colour.
- An elevation of a section of a boundary wall at 1:20 scale and confirmation that where boundaries face onto the public realm boundary walls will be constructed.

Each dwelling (including its associated boundary wall) shall be completed in accordance with the revised materials schedule plan before the dwelling is first occupied, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual 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: Policies H2 (identified reserve sites), H5 (affordable housing), H7 (density and housing mix), DP3 (general design criteria), DP4 (landscape and built environment), DP5 (design of amenity open space), DP9 (social and physical infrastructure).

South East Plan 2009: Policies SP.3 (Urban focus for development), CC.4 (Sustainable Design & Construction), H.1-H.5 (Housing Provision/Affordability/Mix/Design/Density), T.2 (Mobility Management) T.4 (Parking), NRM.4 (Flood Risk), NRM.11 (Energy Efficiency/Renewables), C.4 (Landscape & Countryside Management), SH.1 (Strategy for South Hampshire), SH.5, SH.6 (Housing Provision/Affordable Housing), SH.8 (Sustainability).

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. The applicant is advised that development should not be undertaken other than in accordance with the requirements of the conditions imposed upon the grant of outline planning permission 09/00289/OUT.

**New Alresford    Ward    The Alresfords**

|           |                                |  |
|-----------|--------------------------------|--|
| <b>03</b> | <b>Conservation Area:</b>      | New Alresford - Boundary amendments May 1999, Published November 2001  |
|           | <b>Case No:</b>                | 10/02580/FUL   |
|           | <b>Ref No:</b>                 | W06446/06  |
|           | <b>Date Valid:</b>             | 20 October 2010  |
|           | <b>Grid Ref:</b>               | 459352 132654  |
|           | <b>Team:</b>                   | EAST <b>Case Officer:</b> Mrs Julie Pinnock  |
|           | <b>Applicant:</b>              | Struan Investments Limited & Long Barn Growers & Distillers  |
|           | <b>Proposal:</b>               | Construction of a mixed-use facilities building (410 sq m GEA) comprising sales area (Class A1 - 190 sq m net), two treatment rooms (Class D1 44 sq m net), gallery/events/meeting space (Sui Generis - 36 sq m net), kitchen, office space, plant room, storage, toilets and lift; external display/sales area (Class A1 - 907 sq m net); associated access, car parking and landscaping; regular holding of classes/seminars/events and serving of refreshments (PART RETROSPECTIVE) |
|           | <b>Location:</b>               | Long Barn, Winchester Ltd, The Long Barn, Bishops Sutton Road, Alresford, Hampshire, SO24 9EJ  |
|           | <b>Officer Recommendation:</b> | REF  |
|           | :                              |  |

**Committee Decision:**

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

**Conditions/Reasons**

1 The proposal is contrary to national policy in PPS4, PPS7, and PPG13 and policy SF.1 and CE.16 of the Winchester District Local Plan in that the proposed increase in retail floor area along with beauty therapy and leisure uses would result in an unsustainable form of development outside a recognised settlement boundary of New Alresford to the detriment of the vitality and viability of the existing centre.

2 In the opinion of the Planning Authority the proposal involves development that cannot be reconciled with national planning policy guidance in PPG13 in that it would result in development that would be inappropriately located away from existing urban areas and would thus over-rely on the private car for access and transport purposes. This would result in an unacceptable increase in the number and length of car journeys to the detriment of the environment and the locality. The proposal therefore conflicts with policy T5 of the Hampshire County Structure Plan Review and policies T.1, and T.5 of the Winchester District Local Plan (Review).

3 The proposal is contrary to Policy DP.9 and T.5 of the Winchester District Local Plan Review in that it fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.

4 The siting, type and number of lighting columns and bollards at the site is very prominent and results in an intrusive and over-lit feature harmful to the rural character of this countryside location contrary to policy CE.5, CE.16, DP.3 and DP.4 of the Winchester District Local Plan Review.

### **Informatives**

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

Winchester District Local Plan Review 2006: DP.3, DP.4, DP.9, DP.11, CE.5, CE.10, CE.13, CE.16, T.1, T5, SF.1

South East Plan 2009: SP.3, CC.4, RE.3, T.2, T.4, NRM.4, NRM.11, BE.4, SH.1, SH.3, SH.8



**Winchester Town**

**Ward**

**St Paul**

**04 Conservation**

**Area:**

**Case No:** 10/00338/FUL

**Ref No:** W00497/05

**Date Valid:** 15 February 2010

**Grid Ref:** 446533 129836

**Team:** EAST **Case Officer:** Lorna Hutchings

**Applicant:** Alfred Homes Ltd

**Proposal:** (AMENDED PLANS) Proposed demolition of existing building and erection of 12 no. two bedroom apartments and 2 no. three bedroom apartments, with associated car parking and hardstanding areas, and landscaping

**Location:** Lang House, 27 Chilbolton Avenue, Winchester, Hampshire, SO22 5HE

**Officer** PER

**Recommendation**

:

**Committee Decision:**

DEFER for consideration by the Planning Viewing Sub Committee 10<sup>th</sup> March 2011

**Winchester Town**

**Ward**

**St Paul**

**05 Conservation**

**Area:**

**Case No:** 10/00764/FUL

**Ref No:** W21765

**Date Valid:** 22 March 2010

**Grid Ref:** 446650 130109

**Team:** EAST **Case Officer:** Lorna Hutchings

**Applicant:** Alfred Homes

**Proposal:** (AMENDED DESCRIPTION) Demolition of existing 2 no. dwellings at 45, 47 and including land to the rear of 49a Chilbolton Avenue and replace with 6 no. two bedroom dwellings and 6 no. four bedroom dwellings with associated access, car parking and landscaping

**Location:** 45 Chilbolton Avenue, Winchester, Hampshire, SO22 5HJ

**Officer** PER

**Recommendation**

:

**Committee Decision:**

DEFER for consideration by the Planning Viewing Sub Committee 10<sup>th</sup> March 2011

**Winchester Town**

**Ward**

**St Barnabas**

**06 Conservation**

**Area:**

**Case No:** 10/02731/FUL

**Ref No:** W22019

**Date Valid:** 26 October 2010

**Grid Ref:** 446576 130443

**Team:** EAST

**Case Officer:** Mrs Anna Hebard

**Applicant:** Trustees Of Miss J J Bowring's 1984 Trust

**Proposal:** (HOUSEHOLDER) Two storey side extension and single storey rear extension

**Location:** 6 Stockers Avenue, Winchester, Hampshire, SO22 5LB

**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 extensions hereby permitted shall match those used in the existing building.

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

3 The side window(s) in the south elevation of the two storey side extension and the side window within the north west elevation of the single storey rear extension hereby permitted, shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, and top-opening only, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

4 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 South East elevation of the side extension hereby permitted.

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

5 Before the development hereby approved is first brought into use, a minimum of four car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available for this purpose

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority

### **Informatives**

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3

3. The applicant is advised that a licence is required from Hampshire Highways Winchester, Central Depot Bar End Road, Winchester, SO23 9NP prior to commencement of access works.

**Corhampton And Meonstoke**

**Ward**

**Upper Meon Valley**

**07 Conservation**

**Area:**

**Case No:** 10/01508/FUL

**Ref No:** W21879

**Date Valid:** 22 July 2010

**Grid Ref:** 462005 119460

**Team:** EAST **Case Officer:** Lorna Hutchings

**Applicant:** Mr & Mrs S Brasted

**Proposal:** Demolition of existing dwelling and erection of 1no.four bedroom detached dwelling

**Location:** Plover Hill, New Road, Meonstoke, Southampton, Hampshire, SO32 3NN

**Officer** REF

**Recommendation**

:

**Committee Decision:**

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

**Conditions/Reasons**

1 The proposal is contrary to policy CE.23 of the 2006 Winchester District Local Plan Review and C2 of the South East Plan 2009 in that the replacement house would:

-significantly change the character of the existing dwelling;

-result in increased visual intrusion by virtue of its significantly increased size in relation to the existing dwelling, specific design features and relocation within the site; and

-reduce the stock of small more affordable dwellings in the countryside by virtue of the total floor area being considered excessive, from 89 square meters to 256 square meters (188% increase).

The replacement dwelling would therefore have a materially harmful impact on the character of the countryside which forms part of the South Downs National Park.

2 The proposal is contrary to policy CE.9 and CE.10 of the 2006 Winchester District Local Plan Review and PPS9 in that it would result in loss of part of a Site of Importance for Nature Conservation and loss of Biodiversity Action Plan habitat, with no ecological or survey information of SINC and BAP habitat submitted, to assess the nature of the impact on these designated habitats, with appropriate mitigation included as necessary. Therefore the proposal will result in material harm to the detriment of these landscape features and the ecology of the area.

The proposal is for the demolition of a building which may be habitat to protected species and therefore, the Local Planning Authority cannot be satisfied that the proposal would not impact unacceptably upon protected species.

## Informatives

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

Winchester District Local Plan Review 2006: CE.23, CE.9, CE.10, DP.3.  
South East Plan 2009: C2, C4.

**Bramdean And Hinton Ampner  
Sutton**

**Ward**

**Cheriton And Bishops**

### 08 Conservation

**Area:**

**Case No:** 10/03174/FUL

**Ref No:** W19493/04

**Date Valid:** 14 December 2010

**Grid Ref:** 460908 127837

**Team:** EAST **Case Officer:** Mrs Anna Hebard

**Applicant:** Sir Michael And Lady Snyder

**Proposal:** (HOUSEHOLDER) Internal alterations and erection of new outbuilding and link (RESUBMISSION) (AFFECTS THE SETTING OF A LISTED BUILDING)

**Location:** Bramdean Manor, Church Lane, Bramdean, Alresford, Hampshire, SO24 0JS

**Officer** REF

**Recommendation**

:

### Committee Decision:

DEFER for consideration by the Planning Viewing Sub Committee on 10<sup>th</sup> March 2011

**Bramdean And Hinton Ampner  
Sutton**

**Ward Cheriton And Bishops**

**09 Conservation**

**Area:**

**Case No:** 10/03175/LIS

**Ref No:** W19493/05LB

**Date Valid:** 14 December 2010

**Grid Ref:** 460908 127837

**Team:** EAST **Case Officer:** Mrs Anna Hebard

**Applicant:** Sir Michael And Lady Snyder

**Proposal:** Internal alterations and erection of new outbuilding and link  
(RESUBMISSION)

**Location:** Bramdean Manor, Church Lane, Bramdean, Alresford,  
Hampshire, SO24 0JS

**Officer** REF

**Recommendation**

:

**Committee Decision:**

DEFER for consideration by the Planning Viewing Sub Committee on 10<sup>th</sup> March  
2011

**Winchester Town**

**Ward**

**St Barnabas**

**10 Conservation**

**Area:**

**Case No:** 10/03007/FUL

**Ref No:** W09707/01

**Date Valid:** 22 November 2010

**Grid Ref:** 446881 130424

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

**Applicant:** Mr Roger Tetstall

**Proposal:** (HOUSEHOLDER) Erection of a double garage/store

**Location:** Butts Wic, Stockbridge Road, Winchester, Hampshire, SO22  
5JA

**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 garage hereby permitted shall be a brick and white painted matchboard facia to match the existing house and steel sheeting of natural colour roof and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the 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 Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3

South East Plan 2009: CC6

**Winchester Town**

**Ward**

**St Michael**

**PDC  
884**

**Conservation**

**Area:**

**Case No:**

**Ref No:**

**Date Valid:**

**Grid Ref:**

**Team:**

Landscape

**Case Officer:** Ivan Gurdler

**Applicant:**

**Proposal:**

To consider a request to carry out a crown reduction of 3 metres to two trees in a Conservation area.

**Location:**

33 Cripstead Lane, Winchester

**Officer**

No objection

**Recommendation**

:

No objection to the crown reduction of 3 meters of two trees