

PLANNING DEVELOPMENT CONTROL COMMITTEE

8 March 2012

Attendance:

Councillors:

Jeffs (Chairman) (P)

Berry (P)

Clear (P)

Evans (P)

Izard

Johnston (P)

Laming (P)

McLean (P) (for items 1-4 only)

Pearce (P)

Read (P)

Ruffell

Tait (P)

Deputy Members:

Councillor Rutter (for items 1-7 only as Standing Deputy for Councillor Izard)

Others in attendance who addressed the meeting:

Councillors Achwal, Banister, Higgins, Hutchison, Newman-Mckie and Verney

Others in attendance who did not address the meeting:

Councillors Humby and Stallard

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 9 February 2012 be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC926 refers\)](#)

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

Councillors Berry and Pearce declared personal (but not prejudicial) interests in respect of Item 7 as the applicant was known to them. They both spoke and voted thereon.

Councillor Evans declared a personal (but not prejudicial) interest in respect of Item 2 as one of the occupants of the neighbouring site was known to her. She spoke and voted thereon.

Applications determined outside the area of the South Downs National Park:

The following items had speakers during public participation:

Item 1: 75 residential units with open space - land adjacent to Lady Bettys Drive, Whiteley (OUTLINE) – Case Number 11/02328/OUT

The Head of Planning Management drew attention to the Update Sheet. At page 8 of the Report, the consultation response from the Design Review Panel incorrectly referred to the M3 motorway, which should be the M27. Also, the Committee supported the revised wording of Conditions 1 and 2 as proposed in the Update Sheet and these are as set out in the Schedule of Decisions.

Prior to the meeting, the Head of Planning Management had invited the Committee to informally visit the site on 6 March 2012 (in accordance with the Committee's procedures regarding pre-emptive site visits) where Members observed some of the matters referred to in the Report, including the impact of the proposals on the area and the local road network.

Councillors Evans, Clear and Tait were unable to attend the site visit but they considered that, after listening to the officer's presentation, they had sufficient information and understanding of the site to take part in the determination of the application.

Mr Evans (representing Whiteley Parish Council) and Councillors Achwal and Newman-McKie (Ward Members) spoke against the application. Ms Rowlands (agent for the applicant) spoke in support.

In summary, Councillors Achwal and Newman-McKie drew attention to the previous planning history of the site and referred to the above-average car usage in Whiteley and questioned the accuracy of the survey data. It was pointed out that Leafy Lane was already congested and the proposed site access was inadequate and potentially hazardous. In conclusion, the cumulative impact of the proposal (and others in the vicinity) would exacerbate and overload existing infrastructure – particularly the lack of schools and the already congested local road network.

In response, the Head of Planning Management advised that residential development had always been anticipated on the site. Planning permission would be subject to financial contributions from the applicant, which included improvements to education provision in the area. The Highways Officer also demonstrated that analysis of traffic modelling undertaken in the vicinity and the assessment of junctions at the proposed site access, met all the necessary criteria. Therefore an objection on highway safety grounds could not be sustained.

During discussion, the Head of Planning Management explained that, as the application was for outline approval, the majority of the detail of the development would be decided at the reserved matters stage. However, notwithstanding this, any significant changes requested by the Committee to the site layout (such as changes to site access) could not be easily incorporated without significantly altering the indicative plans submitted with the outline scheme that was recommended for approval. He added that, whilst the applicant would have heard the comments made at the meeting regarding the layout, he was not necessarily expecting the scheme to change that much when the reserved matters application was made. Once outline permission has been granted, the Council would have to accept the site's development for 75 units at the reserved matters stage. However, it was agreed that Condition 4 be reworded to allow for further negotiation at reserved matters stage, for the most appropriate use of the open space to the north of the site and this may include an equipped area of play.

At the conclusion of debate, the Committee agreed to grant outline planning permission for the reasons (and subject to the conditions) as set out in the Report, the revised Conditions 1 and 2 (as referred to above) and amendments to Condition 4 (as described above) with its exact wording delegated to the Head of Planning Management.

Item 2: Demolition of the New Inn Public House and redevelopment of residential units - New Inn, Chapel Road, Swanmore – Case Number 11/02732/FUL

The Head of Planning Management drew attention to the Update Sheet, which set out the detailed response of the Head of Historic Environment to a submission by the applicant's historic expert, received since publication of the Report. This was placed on the application file and the Council's response was noted by the Committee.

Prior to the meeting, the Head of Planning Management had invited the Committee to informally visit the site on 6 March 2012 (in accordance with the Committee's procedures regarding pre-emptive site visits) where Members observed some of the matters referred to in the Report, including its setting and the value of the building as a potential heritage asset.

Councillors Evans and Tait explained that, after listening to the officer's presentation, they considered that they had sufficient information and understanding of the site to take part in the determination of the application.

The Head of Historic Environment demonstrated why the building should be preserved as a heritage asset to Swanmore.

Mr Freshwater (resident) spoke against the application and Ms Milton (applicant's consultant) spoke in support.

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

Item 3: Demolition of existing buildings and redevelopment of residential units – Hampshire Fire and Rescue Station and Premises, North Walls, Winchester – Case Number 11/02637/FUL

The Committee noted that this application had been withdrawn by the applicant.

Item 4: 1 single story building containing two classrooms and WC facilities to replace existing single storey armoury building to the south – Peter Symonds College, Owens Road, Winchester – Case Number 11/03052/FUL

The Head of Planning Management drew attention to the Update Sheet, which clarified that one of the letters of objection to the application had included a petition signed by 29 residents. This was noted.

Ms Abbiss (resident) and Councillor Hutchison (a Ward Member) spoke against the application and Mr Hargraves (agent for the applicant) spoke in support.

In summary, Councillor Hutchison reported that although he recognised that the College wished to expand, this should not be to the detriment of local residents. The nearest residential property to the application site was only 6 metres away and others 30 – 40 metres away. Therefore, the proposal was likely to cause detriment to their residential amenity as a result of noise from congregating pupils. Councillor Hutchison also raised concerns over the design and scale of the new building in this predominately residential area. He suggested that, if permission was granted, additional conditions be applied to ensure that any potential change of use of the building be subject to further planning permission; that the classrooms not be used for music lessons; and that classrooms should not be used outside of term time.

In response, the Head of Planning Management advised that the additional conditions as suggested could be imposed. It was also demonstrated why officers considered the design and scale of the new building was acceptable and was not overbearing. Members were reminded that the Council's Environmental Protection Team had not raised any concerns with regard to noise impact from the new classrooms.

Following discussion, the Committee agreed that the application should be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Wednesday 28 March 2012. This was because Members did not consider it possible to determine the application without first visiting the site, to assess its proximity to neighbouring properties and to better understand how the new building would relate to existing dwellings, in terms of its design and scale and the potential for noise generation and disturbance.

Item 5: Demolition of former cattle shed and change of use of former agricultural buildings to canine veterinary clinic – Upper Beckford Farm, Beckford Lane, Southwick – Case Number 11/02271/FUL

Ms Stamp (resident) spoke against the application and Mr Pettit (agent for 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.

Item 6: Erection of 2 three bedroom detached dwellings with detached carport and 2 two bedroom semi-detached dwellings – 41 Spring Lane, Colden Common – Case Number 11/02632/FUL

The Head of Planning Management drew attention to the Update Sheet, which set out additional comments from an objector with regard to the amended site plan submitted (inclusive of highways details) and the County Highways Officer's consultation response. These comments were placed on the application file and were noted by the Committee.

The Head of Planning Management also advised that, subsequent to the publication of the Report and the Update Sheet, it was proposed that Condition 9 be amended to include additional landscaping details. This was agreed.

Mr Sprague (resident) spoke against the application and Mr Dyer (applicant's agent) 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 and the amendment to Condition 9 as referred to above (exact wording delegated to the Head of Planning Management).

Item 7: Change of use from plant hire depot to storage and distribution warehouse (Class B8) – Madham Plant Co Ltd, Winnall Valley Road, Winchester – Case Number 11/03005/FUL

The Head of Planning Management drew attention to the Update Sheet, which further clarified Councillor Higgin's request that the application be determined by the Committee.

The Head of Planning Management also advised that, subsequent to the publication of the Report and the Update Sheet, a petition against the application had been received with 19 signatories.

Mr Frampton and Mrs Holberry (residents) and Councillor Higgins (a Ward Member) spoke against the application and Mr Arnold (applicant's agent) spoke in support.

In summary, Councillor Higgins reported that he supported the concerns of local residents close to the site, that they were likely to be disturbed by noise from movements to and from the site, especially early in the mornings. On-street parking of employees from the site was also an issue in the vicinity. Councillor Higgins suggested that, if the Committee was minded to approve the application, the hours of operation should be restricted to 0800 – 2000 hours Monday to Friday, as it was likely that there would be disturbance from vehicles arriving at the site early before the hours of commencement.

The Head of Planning Management explained that the hours of operation proposed were consistent with the wider operation of the industrial estate. The relative proximity of residential dwellings was acknowledged, although it was unlikely that there would be any material increase in disturbance as a consequence of the application. The Committee was reminded that the application was for a change to Use Class B8 and that it could not restrict this to a more specific use of the site except in exceptional circumstances.

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.

Item 8: Erection of 1 four bedroom equestrian workers dwelling (Amended Plans) – Little Ranch, Hanger Field, Portsmouth Road, Fishers Pond – Case Number 11/01246/FUL

The Head of Planning Management advised that, subsequent to the publication of the Report and the Update Sheet, it was proposed that Condition 2 be re drafted, as the original wording was unclear and the amendment would ensure that the dwelling was tied to equestrian or agricultural purposes. This was supported.

Mr Pallant (on behalf of Owslebury Parish Council) advised that the addition of Conditions 6 and 7 would overcome its original objection to the application. Mr Buchanan (applicant's agent) spoke in support of the application.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) as set out in the Report and the amendment to Condition 2 as referred to above (exact wording delegated to the Head of Planning Management)

Item 9: Rear and side extension with internal refurbishment – 2 Austen Avenue, Olivers Battery, Winchester – Case Number 12/00070/FUL

Mr and Mrs Lewis and Mr Sandle (residents) and Councillor Banister (a Ward Member) spoke against the application and Mr Worthington (applicant's agent) spoke in support.

In summary, Councillor Banister considered that the proposals would have a detrimental impact on the neighbour, 2a Austen Avenue, due to its close proximity to the boundaries. Notably, the roof to the side extension would replace an existing flat roofed car port, which will now be almost as high as the

ridge line of both buildings. The gap between the two properties would effectively be closed. Accuracy of plans was essential to ensure that there was no encroachment or overhanging of boundaries. The window in the rear extension would cause an unacceptable overlooking of 1 Compton Close. The proposed metal flue would also be visually intrusive.

The Head of Planning Management advised that the metal flue could be added under permitted development rights and it was demonstrated that the rear extension's window would not materially increase overlooking to 1 Compton Close. Members were reminded that any trespass or encroachment on boundaries was a civil matter outside of planning law.

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.

Item 10: New House, Bishops Sutton Road, Bishops Sutton – Case Number 11/03018/LIS

The Head of Planning Management drew attention to the Update Sheet, which set out a response from English Heritage advising that the application should be determined in accordance with national and local policy guidance, and on the basis of the Council's own expert conservation advice.

Mr Cole (resident) spoke against the application and in support of the recommendation to refuse permission and Councillor Verney (a Ward Member) and Mr Dowling (applicant's agent) spoke in support of the proposal.

In summary, Councillor Verney advised that the two existing parking spaces to the front of the property and also the garage were both inadequate for the owner's two large cars. Visitors currently had to park on the road, with two wheels on the pavement. This was hazardous to both pedestrians and oncoming traffic along this narrow road and from farm vehicles entering the carriageway from the Lane opposite. Councillor Verney suggested that older buildings should be allowed to evolve to adapt to modern living and that this could be sensitively undertaken.

In response, it was demonstrated that cars could park safely on the highway without obstructing traffic and the Head of Historic Environment reiterated why the wall should be retained, and that there was no justifiable and overriding reason for its demolition.

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

The following items had no speakers during public participation.

Item 11: Erection of two storey rear extension – 1 Meadowleigh, Winchester Road, Waltham Chase – Case Number 12/00014/FUL

The Head of Planning Management advised that, since publication of the Report, Shedfield Parish Council had indicated that as it was unable to send a representative to the meeting, it wished to withdraw its request that the application be determined by the Committee.

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

Item 12: Construction of lean-to garden shed/boat store – Rookesbury Court, Church Road, Newtown – Case Number 12/00290/FUL

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

RESOLVED:

That the decisions taken on the Development Control Applications in relation to those applications outside the area of the South Downs National Park be agreed as set out in the Schedule which forms an appendix to the minutes, subject to the following:

(i) That, in respect of Item 1 (land adjacent to Lady Betty Drive, Whiteley) planning permission be granted for the reasons (and subject to the conditions) as set out in the Report, with revised wording to Conditions 1 and 2 (as proposed in the Update Sheet and as set out in the Schedule of Decisions) and the rewording of Condition 4 to allow further negotiation at reserved matters stage for the most appropriate use of the open space to the north of the site and this may include an equipped area of play (exact wording delegated to the Head of Planning Management).

(ii) That, in respect of Item 4 (Peter Symonds College, Owens Road, Winchester) the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on Wednesday 28 March 2012.

(iii) That, in respect of Item 6 (41 Spring Lane, Colden Common) planning permission be granted for the reasons (and subject to the conditions) as set out in the Report, with Condition 9 amended to include additional landscaping details (exact wording delegated to the Head of Planning Management).

(iv) That, in respect of Item 8 (Little Ranch, Hanger Field, Fisher Pond) planning permission be granted for the reasons (and subject to the conditions) as set out in the Report, with Condition 2 re-drafted as the wording was unclear but would ensure that the dwelling was tied to equestrian or agricultural purposes (exact wording delegated to the Head of Planning Management).

Applications within the South Downs National Park determined on behalf of the National Park Authority:

There were no items within the South Downs National Park area.

The meeting commenced at 9.30am, adjourned for lunch between 1pm and 1.45pm and concluded at 5.45pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

08.03.2012

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Whiteley Ward Whiteley

01 Conservation

Area:

Case No: 11/02328/OUT

Ref No: W22126/01

Date Valid: 4 October 2011

Grid Ref: 453405 108415

Team: 2_STH **Case Officer:** Mr James Jenkison

Applicant: Hampshire County Council Property Services

Proposal: 75 no. residential units with open space (OUTLINE)

Location: Land Adjacent To Lady Bettys Drive, Lady Bettys Drive,
Whiteley, Hampshire

Officer PER

Recommendation:

Committee Decision:

THAT PLANNING PERMISSION BE GRANTED SUBJECT TO THE FOLLOWING CONDITION(S) and a Section 106 Agreement in order to secure the following planning obligations under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

Section 106 Agreement:

- (i) Implementation of a residential travel plan to be enforceable through payment of a bond;
- (ii) Contributions of £309,979 in accordance with policies DP9 and S12 of the Adopted Winchester District Local Plan Review 2006 and Hampshire County Council's transport contributions policy;
- (iii) Contributions of £429,975 in accordance with policies DP9 and S12 of the Adopted Winchester District Local Plan Review 2006 and Hampshire County Council's education contributions policy;
- (iv) Highways work, including formation of access, roads, cycleways and footpaths to ensure permissive rights through the development;
- (v) Transfer of neighbourhood green to Winchester City or Whiteley Parish Council and arrangements for the upkeep and maintenance of the land, including a bond;
- (vi) Establishment of a management company for the management of common areas, amenity spaces and landscaping not transferred to Winchester City or Whiteley Parish Council or any other statutory authority;

(vii) The provision of 30% of all housing on the site as affordable housing with the mix and tenure to be agreed.

(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 either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with the provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 Application for approval of the reserved matters shall be made to the local planning authority before the expiration of two years from the date of this permission.

Reason: To comply with the provision of Section 51 of the Planning and Compulsory Purchase Act 2004.

3 The submission of all reserved matters and the implementation of development shall be carried out in substantial accordance with the Planning, Design, Access and Sustainability Statement and plans and details submitted for this outline planning application, except that that the neighbourhood green shall remain as amenity space and shall not be used for provision of formal areas of play such as Local Equipped Areas of Play. All existing trees and hedgerows on the site are to be retained in accordance with the Arboricultural Method Statement prepared by RPS ref: JSL1674, dated August 2011 unless otherwise approved in writing by the Local Planning Authority.

Reason: To define the scope of this permission and to protect the ecological interest of the neighbourhood green.

4 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before any of the dwellings are occupied or in accordance with a schedule to be first submitted to and approved in writing by the Local Planning Authority.

Reserved and other Matters:

- (i) an accurate plan showing the retention of all the trees on the site and the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;
- (ii) a landscape scheme showing the retention of all existing trees on the site (as recorded on the Amenity Vegetation Survey and Tree Constraints Plan drawn by RPS for this application) planting proposed to be undertaken (including species, density, spacing and plant size), the means of forming enclosures (including gates, fences, walls, hedgerows and bollards and their alignment, height, design, materials and specifications) and materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- (iii) the arrangements to be made for the implementation of the landscape scheme and future maintenance of landscaped and other open areas.
- (iv) the arrangements to be made for the provision of any playspace and playspace equipment and/or structures/items.
- (v) the location, size, scale, height, design and appearance of all buildings, plant and tanks including the colour, texture, details and specifications of external materials to be used (including obscure glazing to windows, type of windows to be used and recess of windows from external walls, which shall be a minimum of 100mm from the external wall face unless otherwise agreed in writing by the Local Planning Authority), together with samples of all external facing and roofing materials;
- (vi) the internal layout and arrangement of all dwellings;
- (vii) the layout, details and specifications of foul sewers, surface water drains and attenuation tanks;
- (viii) the provision to be made for the parking, turning, loading and unloading of vehicles.
- (ix) the alignment, width, gradient and type of construction proposed for all footways, cycleways, roads, vehicular accesses and parking spaces to and within the site and individual properties;
- (x) Cycle parking and storage.
- (xi) The provision to be made for the storage and disposal of refuse.
- (xii) The provision of above and below ground utility services and minor artefacts and structures (including street and other external lighting, street furniture, gas governors and electricity substations).
- (xiii) The finished levels, above ordnance datum, of the ground floor of the proposed dwellings and their relationship to the levels of any existing adjoining development.

(xiv) Measures to protect protected species during construction and to promote habitat enhancement.

(xv) Details of play equipment as appropriate

Reason: To ensure a high quality of development, to protect neighbours amenities, to ensure the protection of the amenities of the occupiers of dwellings and to ensure that a broad range of dwelling sizes is maintained by ensuring that small dwellings of one or two bedrooms with 75 square metres floor area are provided for.

5 Prior to commencement of development on the site a scheme for protecting the proposed dwellings and their gardens that are located within 20 metres of Lady Bettys Drive from noise from the M27 shall be submitted to and approved in writing by the Local Planning Authority. Those dwellings shall not be occupied until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme. The development as completed shall thereafter be retained in accordance with the approved details.

Reason: To safeguard the amenities of occupiers from noise generated from use of the M27 motorway.

6 No development shall commence until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority and shall include details of the arrangements for its implementation. The landscaping shall be maintained in accordance with the approved implementation arrangements.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and/or new landscape features.

7 No development or site preparation associated with the development shall take place until a Method of Construction Statement has been submitted to and approved in writing by the Local Planning Authority. The method construction statement shall include the following details:

- (i) construction traffic routes in the local area
- (ii) parking for vehicles of site personnel, operatives and visitors
- (iii) loading and unloading of plant and materials
- (iv) piling techniques
- (v) storage of plant and materials
- (vi) programme of works (including measures for traffic management and operating hours)
- (vii) provision of boundary hoarding and lighting
- (viii) protection of important trees, hedgerows and other natural features
- (ix) mitigation and protection measures for any protected species that may be found on the site
- (ix) measures to reduce mud and spoil on the highway

(x) details of proposed means of dust suppression and noise mitigation

Development shall only be undertaken in accordance with the approved details.

Reason: To ensure that development should not prejudice highway safety nor cause inconvenience to other highway users or result in any other significant harm to the amenity of local residents, or to existing natural features including trees and hedgerows to be retained.

8 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) and the detailed design to be approved subject to Condition 3 no development permitted by Classes A, B, C, D or E of Part 1 or Class A of Part 2 of the Order shall be carried out.

Reason: To retain the mix of sizes of dwellings on the site, to prevent overdevelopment of individual plots and to protect the privacy and amenities of neighbouring occupiers.

9 The parking areas, including the garages and carports shall be provided in accordance with the approved plans before the dwellings they relate to are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles.

Reason: To ensure that an adequate level of on plot carparking is provided on each site in the interests of the amenities of the locality.

10 The development of the site shall be restricted to a maximum provision of 75 dwellings of which 50% shall be 2-bedrooms or less with a maximum internal floor area of 75 square metres. At no stage subsequent to the dwellings being completed shall any of the dwellings approved be combined to form a larger dwelling unit.

Reason: To prevent overdevelopment of the site and to ensure that a balanced mix of smaller and larger dwellings is retained in accordance with policies H7 and S12 of the Adopted Local Plan.

11 In this condition "retained tree and hedgerow" means existing trees and hedgerows which are to be retained in accordance with the approved plans and particulars as set out in the submitted Arboricultural Method Statement by RPS ref: JSL1674 dated August 2011 and paragraphs (a) and (b) below shall have effect.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars and details to be first submitted to and agreed/approved in writing by the Local Planning Authority as set out in the approved method statement. Any topping

or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time as may be specified in writing by the Local Planning Authority.

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, unless in accordance with the Arboricultural Method Statement by RPS ref: JSL1674 dated August 2011. No works to trees shall be undertaken

NB: The applicant is advised that the identified trees are the subject of Tree Preservation Order No.1612 and that any harm to any of the trees may result in prosecution proceedings.

Reason: To ensure the adequate protection of trees and hedgerows on the site which are important landscape, amenity and ecological features of the locality.

12 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.

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.

In reaching its decision the Local Planning Authority has taken account of the following development plan policies and proposals:-

South East Plan:

Policy CC1 - Sustainable Development.

Policy CC3 - Resource Use.

Policy CC6 - Sustainable Communities and Character of the Environment.

Policy H3 - Affordable Housing.

Policy H4 - Type and size of new housing.

Policy H5 - Housing design and density.

Policy NRM11 - Development Design for Energy Efficiency and Renewable Energy.

Policy SH5 - Scale and Location of Housing Development 2006-2026.

Policy SH6 - Affordable Housing.

Policy SH8 - Environmental Sustainability.

Adopted Winchester District Local Plan 2006 (Review):

Design and Development Principles - DP1, DP3, DP4, DP5, DP6, DP8, DP9, DP10, DP11, DP13, DP15.

Housing - H1, H5, H7.

Recreation and Tourism - RT4, RT9.

Transport - T1, T2, T3, T5, T6, T11.

Site specific Policy S12.

The Council considers, having regard to the objectives of these policies, that the principle of the development is acceptable in this case and also that the impact of the development is acceptable in terms of:

- b) whether the design and layout of the proposed development would create a locally distinctive environment that is appropriate to the local character and context;
- c) whether the proposed development would cause significant harm to the natural environment and whether any negative effects are satisfactorily mitigated;
- d) whether the proposed highway, access and parking arrangements would cause an unacceptable level of traffic and reduction in highway safety;
- (e) whether the proposed development would provide a satisfactory level of community, amenity, recreational, drainage, utilities and transport infrastructure to meet the needs of the development.

Having taken into account the requirements of Section 54a of the Town and Country Planning Act 1990 and all other material considerations, the Council has determined that planning permission should be granted for the development.

2. 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.

3. 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.

Winchester District Local Plan Review 2006: DP3, DP4, DP5, DP9, H3, SF6, SF7,
RT4, T2, T4
South East Plan 2009: BE6, CC6

Planning Policy Statement 5.

Winchester Town

Ward

St Bartholomew

03 Conservation Winchester Conservation Area
Area:
Case No: 11/02637/FUL
Ref No: W06400/08
Date Valid: 7 November 2011
Grid Ref: 448476 129711
Team: 2_STH **Case Officer:** Andrea Swain
Applicant: Bargate Homes Ltd
Proposal: Demolition of existing buildings and structures and replace with a development of 17 no. two bedroom and 30 no. one bedroom apartments (28 open market and 19 affordable housing) with associated parking, access and landscaping
Location: Hampshire Fire And Rescue Fire Station And Premises North Walls Winchester Hampshire SO23 8DP
Officer WDN
Recommendation:

Committee Decision:

WITHDRAWN

Winchester Town

Ward

St Paul

04 Conservation

Area:

Case No: 11/03052/FUL

Ref No: W00060/58

Date Valid: 4 January 2012

Grid Ref: 447616 130371

Team: 1_NTH **Case Officer:** Mr Andrew Rushmer

Applicant: Peter Symonds College

Proposal: 1 no.single storey building containing two classrooms and WC facilities to replace existing single storey armoury building to the south

Location: Peter Symonds College, Owens Road, Winchester, Hampshire, SO22 6RX

Officer PER

Recommendation:

Committee Decision:

DEFER for consideration by a Planning Viewing Sub Committee on 28th March 2012.

Southwick And Widley

Ward

Boarhunt And Southwick

05 Conservation

Area:

Case No: 11/02271/FUL

Ref No: W13010/01

Date Valid: 26 September 2011

Grid Ref: 463145 111066

Team: 2_STH **Case Officer:** Mr James Jenkison

Applicant: The Southwick Estate (JR & ME Thistlethwayte)

Proposal: Demolition of former cattle shed and change of use of former agricultural buildings to canine veterinary clinic (sui generis); including associated parking and improved access arrangements

Location: Upper Beckford Farm, Beckford Lane, Southwick, Fareham, Hampshire, PO17 6BH

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

2 Prior to commencement of development on the site a detailed scheme for landscaping, tree and/or shrub planting, boundary treatment and carparking and turning areas shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall mark out the location of carparking spaces and specify planting species, density, size and layout. The landscaping and planting 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.

For the avoidance of doubt the proposed block plan submitted is not considered to be sufficient to meet the layout and landscaping requirements for the site.

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

3 No external lighting whether free standing or affixed to a structure, shall be provided on the site at any time

Reason: In the interests of the amenities of the countryside and the adjacent residential property.

4 No business activity shall be conducted on the site before 0800 hours or after 1800 hours Monday to Friday or before 0800 or after 1300 hours on Saturday or at any time on a Sunday or recognised Bank Holiday.

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

5 The first floor of the approved development shall only be used for storage purposes incidental to the canine veterinary practice hereby approved.

Reason: The site is located in an unsustainable location where only a small scale business that does not need to be located in the countryside would be expected to operate.

6 No outside storage shall take place on the site.

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

7 The use of the building hereby permitted shall only be used as veterinary clinic for dogs and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification). In the event that the building ceases to be used for this purpose its use shall revert to use for agricultural or forestry purposes.

Reason: To ensure that the use of the building and site is not used for uses that would be more appropriately located within settlement boundaries.

8 No dogs are to be kept on the premises overnight.

Reason: In the interests of the amenities of the countryside and nearby residential properties.

9 Details of the position and type of septic tank including surrounding ground levels, shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The agreed works shall be fully implemented before the building is brought into use.

Reason: To ensure satisfactory provision of foul drainage.

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, DP5, CE5, CE17, DP11
South East Plan 2009: C4

Forest of Bere Landscape Character Area.

PPS4, PPS7

Colden Common

Ward

Colden Common And Twyford

06 Conservation

Area:

Case No: 11/02632/FUL

Ref No: W10784/02

Date Valid: 14 November 2011

Grid Ref: 447796 122210

Team: 2_STH **Case Officer:** Mrs Jane Rarok

Applicant: Abbeywell Construction (Mr Dion Spittiri)

Proposal: Erection of 2 no. three bedroom detached dwellings with detached carport and 2 no. two bedroom semi-detached dwellings with associated parking and landscaping (RESUBMISSION)

Location: 41 Spring Lane, Colden Common, Winchester, Hampshire, SO21 1SB

Officer PER

Recommendation:

Committee Decision:

That planning permission be GRANTED subject to the applicant entering into a legal agreement in respect of financial contributions of £2,947.00 (Public Open Space Contribution), and £11,235.00 (Highway Contribution);

(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 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.

3 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.

4 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 33 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 0.6 in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

5 The development hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the car parking IN: in the interests of local amenity and highway safety.

6 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.

7 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of Condition

6 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 6c 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.

8 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.

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

- existing and proposed finished levels or contours:
- car parking layout:
- means of enclosure, including any retaining structures:
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):
- other vehicle and pedestrian access and circulation areas:
- Details of soft landscaping:
- hard surfacing materials:

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

10 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 12012-AIA-CA written by Chris Allder of Barrell Tree Consultancy and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

11 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 12012-AIA-CA.

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

12 No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement 12012-AIA-CA. Any deviation from works prescribed or methods agreed in accordance with Method Statement 12012-AIA-CA 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.

13 Works shall be carried out in accordance with Section 6 to 8 inclusive of the Reptile Survey and Mitigation Strategy Report (Hampshire Ecological Services, October 2011), including the specified ongoing management and monitoring, unless otherwise approved in writing by the Local Planning Authority. Prior to occupation of dwellings a mitigation completion report, confirming that the mitigation measures have been successfully completed, shall be provided by the ecologist to the Local Planning Authority for written approval. Results of the ongoing specified monitoring visits shall be submitted to the Local Planning Authority within two months of those visits.

Reason: in order to provide suitable reptile mitigation.

14 The first floor window(s) in the side elevation of the development hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

15 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.

16 Notwithstanding the materials shown on the approved drawings, planning application forms or Design and Access Statement, no development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and

approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, 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.

18 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.

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, DP9, H3, H7, T1, T2, T3, T4, RT4

South East Plan 2009:CC1, CC6, H4, H5

3. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

4. 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.

5. All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

6. A formal application for any new connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688), or www.southernwater.co.uk.

Winchester Town

Ward

St John And All Saints

07 Conservation

Area:

Case No: 11/03005/FUL

Ref No: W11129/04

Date Valid: 20 December 2011

Grid Ref: 449303 129971

Team: 1_NTH **Case Officer:** Mr Andrew Rushmer

Applicant: Circle Property Unit Trust (Mr E Olins)

Proposal: Change of use from plant hire depot (sui generis) to storage and distribution warehouse (Class B8) with relaxation on controls over hours of operation (RESUBMISSION)

Location: Madham Plant Co Ltd, Winnall Valley Road, Winchester, Hampshire, SO23 0LD

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 Notwithstanding the hours of operation stated on the application form, the hours of use shall be between 07:00 - 20:00 Monday to Friday, and 08:00 - 16:00 on Saturday, Sunday and Bank Holidays.

Reason: In order to protect the residential amenity of neighbouring properties, as per policy DP3 of the Winchester District Local Plan Review 2006.

3 Prior to the commencement of development (change of use), details of provision to be made for staff parking (which shall not involve using the public highway) are to be agreed in writing with the local planning authority, and the provisions shall be put in place prior to the commencement of the development (change of use).

Reason: In the interests of highway safety and the character 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: DP1, DP3, E1, T4
Planning Policy Statement 1
Planning Policy Statement 4
Planning Policy Guidance Note 24

	Owslebury	Ward	Owslebury And Curdridge
08	Conservation Area:		
	Case No:	11/01246/FUL	
	Ref No:	W21624/02	
	Date Valid:	6 June 2011	
	Grid Ref:	450492 120902	
	Team:	EAST	Case Officer: Elaine Walters
	Applicant:	Mr And Mrs Peters	
	Proposal:	(AMENDED PLANS) Erection of 1.no four bedroom equestrian workers dwelling following outline consent	
	Location:	Little Ranch, Hangar Field, Portsmouth Road, Fishers Pond, Eastleigh, Hampshire, SO50 7HF	
	Officer	PER	
	Recommendation:		

Committee Decision:

That planning permission be GRANTED subject to the applicant entering into a legal agreement in respect of financial contributions of £2,950.00 (Public Open Space Contribution);

(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 occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed in an equestrian enterprise locally or a widow or widower of such a person, and to any resident dependants. The occupation of the dwelling hereby permitted is also limited to a person solely or mainly working, or last working, in the locality in agriculture or, forestry or a widow or widower of such a person, and to any resident dependants.

Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture, forestry or site specific equestrian need.

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

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

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

- existing and proposed finished levels or contours;
- means of enclosure;
- car parking layout;
- other vehicle and pedestrian access and circulation areas;
- hardsurfacing materials;
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.)

Soft landscape details shall include the following as relevant:

- planting plans:
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow and woodland:

- manner and treatment of watercourses, ditches and banks:
- implementation programme:
- planting surrounding the proposed oil tank and septic tank as shown on drawing 3339/P02

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

5 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.

6 The garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other storage purposes in association with the domestic use and the equestrian business, and shall not, at any time, be used for living accommodation, or for a separate business, commercial or industrial purpose.

Reason: In the interests of the amenities of the locality and to accord with policy CE.19 and CE.20 of the Winchester District Local Plan Review, to ensure that that the dwelling and garaging remains of a size commensurate to the use of the dwelling.

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

Reason: To ensure that that the dwelling remains of a size commensurate to the use of the site. And to ensure that consideration can be given to the potential future prominence of the building should it be proposed to extend it. To accord with policies DP3, CE19 and CE20 of the Winchester District Local Plan Review.

8 A detailed drainage layout, long sections and specification for the foul and surface water sewers, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

NOTE: Entering into an Agreement with Southern Water Services Ltd under Section 104 Water Industry Act 1991 shall be deemed to satisfy this condition.

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

9 Details of the oil tank layout and elevations shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall be undertaken in accordance with the approved details.

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

10 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

11 Once the dwelling hereby permitted is ready for first occupation the mobile home and decking shall be permanently removed from the site. And ready for the provision of the detached garage hereby permitted as shown on drawing 3339/P02 revision B.

Reason: To ensure the permanent removal of the mobile home and decking from the site which is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture, forestry or site specific equestrian need.

12 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.

13 For the avoidance of doubt the following plans are hereby approved: Drawing 3339/P02RevA titled Proposed bungalow floor plans: Drawing 3339/P02RevA titled Proposed site plan and site section: Drawing 3339/P03RevA titled Proposed garage floor plans and elevations: Drawing 3339/P01 titled Location Plan.

Reason: To ensure the development is carried out as hereby approved.

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:

South East Plan 2009: CC6, DP1, DP3, DP4, DP9, CE19, CE5, CE20, CE22, RT4, RT11, T1, T2, T3, T4.

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.

Olivers Battery

Ward

Olivers Battery And Badger Farm

09 Conservation

Area:

Case No: 12/00070/FUL

Ref No: W22484

Date Valid: 13 January 2012

Grid Ref: 445972 127482

Team: 1_NTH

Case Officer: Mr Andrew Rushmer

Applicant: Mr Ian Thomas

Proposal: (HOUSEHOLDER) Rear and side extension with internal refurbishment

Location: 2 Austen Avenue Winchester Hampshire SO22 4HP

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.

3 Notwithstanding the provisions of the General Permitted Development Order 1995 as amended in 2008, no additional windows are to be inserted in the eastern elevation of the extensions hereby permitted.

Reason: In the interests of the residential amenity of the neighbouring property, as required by policy DP3 of the Winchester District Local Plan Review 2006.

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have

sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: DP3, DP4, T4
Oliver's Battery Village Design Statement
Planning Policy Statement 1

3. All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. During demolition/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.

Bishops Sutton

Ward

Cheriton And Bishops Sutton

10

Conservation

Area:

Case No: 11/03018/LIS

Ref No: W01058/12LB

Date Valid: 21 December 2011

Grid Ref: 460983 131817

Team: 1_NTH **Case Officer:** Heather Adams

Applicant: Mr And Mrs Harvey

Proposal: Partial demolition of wall

Location: New House, Bishops Sutton Road, Bishops Sutton,
Hampshire, SO24 0AL

Officer REF

Recommendation:

Committee Decision:

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

Conditions/Reasons

1 There is no acceptable justification for the loss of the historic structure and the negative effect that the proposal would have on the designated heritage asset, contrary to adopted policy HE14 of the Winchester District Local Plan 2006, and to policies HE7 and HE9 of Planning Policy Statement 5.

Informatives

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

Winchester District Local Plan Review 2006: DP3, HE14

	Shedfield	Ward	Shedfield
11	Conservation Area:		
	Case No:	12/00014/FUL	
	Ref No:	W08071/02	
	Date Valid:	4 January 2012	
	Grid Ref:	456257 115118	
	Team:	2_STH	Case Officer: Mrs Anna Hebard
	Applicant:	Mr Lloyd Smith	
	Proposal:	(HOUSEHOLDER) Erection of two storey rear extension	
	Location:	1 Meadowleigh, Winchester Road, Waltham Chase, Southampton, Hampshire, SO32 2LW	
	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 materials proposed to make good the side elevation of the single storey rear gable projection on the boundary with no.2 Meadowleigh shall be submitted to and approved by the local planning authority in writing before development commences. Development shall be carried out in accordance with the approved details.

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

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 side elevation(s) of the two storey extension hereby permitted.

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

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. All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. During demolition/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.

Soberton

Ward

Swanmore And Newtown

12 Conservation

Area:

Case No: 12/00290/FUL

Ref No: W10968/06

Date Valid: 7 February 2012

Grid Ref: 461047 113242

Team: 2_STH **Case Officer:** Mrs Anna Hebard

Applicant: Mrs Victoria Weston

Proposal: (HOUSEHOLDER) Construction of lean-to garden shed/boat store

Location: Rookesbury Court, Church Road, Newtown, Fareham, Hampshire, PO17 6LE

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 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 side elevation of the shed hereby permitted.

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

3 The materials to be used in the construction of the external surfaces of the shed/boat store hereby permitted shall be as set out within the application; unless otherwise agreed in writing with the local planning authority.

Walls - feather edge pine cladding with natural stain (light brown)

Roof - clear polycarbonate panels with alloy glazing bars

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 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: CE23 DP3

3. All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
 4. All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served
 5. During demolition/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.
 6. During demolition/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.
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