

PLANNING DEVELOPMENT CONTROL COMMITTEE

26 April 2012

Attendance:

Councillors:

Jefferies (Chairman) (P)

Berry (P)

Clear (P) (for Schedule Items 1,2,3,4,6, and 7 only)

Evans (P) (for Schedule Items 1,2,3,4,6, and 7 only)

Izard (P) (for Schedule items 1, 2, 3, 6 and 7 only)

Johnston (P)

Laming

McLean (P)

Pearce (P)

Read (P)

Ruffell (P)

Tait (P)

Deputy Members:

Councillor Mitchell (Standing Deputy for Councillor Laming)

Others in attendance who addressed the meeting:

Councillors Godfrey, Higgins, Huxstep and Lipscomb

Others in attendance who did not address the meeting:

Councillor Stallard

1. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee held on 3 and 5 April 2012 be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC931 refers\)](#)

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

Councillor Jefferies declared a personal (but not prejudicial) interest in respect of Item 6 as his wife was the Chairman of the New Alresford Town Council Planning Committee. He added that, although he had been involved in discussions regarding the application, he had not pre-determined the application. Therefore, Councillor Jefferies spoke and voted thereon.

Councillor Read declared a personal (but not prejudicial) interest in respect of Item 5 as he was a member of Denmead Parish Council, which had commented on the application. He added that he had not been involved in discussions regarding the application and had not pre-determined the application. Therefore, Councillor Read spoke and voted thereon.

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

The following item had speakers during public participation:

Item 1: Exsel Ltd, Ralkmulti, Church House Farm, Clewers Hill, Waltham Chase - Retrospective Change of Use to allow for B2 Industrial Use - 12/00022/FUL

The Committee had informally visited the site (along with the related Items 2 and 3 below) on 24 April 2012, at the invitation of the Head of Planning Management. Councillor Evans and Clear explained that whilst they had been unable to attend the site visit, they had visited the site separately from the Committee, knew the area well and therefore considered that they had adequate information to determine the applications.

Subsequent to the publication of the Report, the Head of Planning Management corrected errors in the Report regarding the number of letters received and that Exsel Ltd had moved to the site in 2009, not 1997.

Mr Bull, Ms Bond (Chairman of Shedfield Parish Council) and Councillor Huxstep (the Ward Member) spoke against the application and Mr Airey (applicant's agent) spoke in support.

In summary, Councillor Huxstep outlined the history of the site, referred to the Certificate of Lawfulness, raised concerns regarding the unsuitability of Clewers Hill for large HGV traffic and that noise from the business had disturbed local residents. Whilst he recommended that the Committee refuse the application, if permission was granted he suggested that a noise condition be set.

In response, the Head of Planning Management explained that there was only one recorded noise complaint relating to the business and that the Head of Environmental Protection had raised no objection to the application.

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

Item 2: Church House Farm, Clewers Hill, Waltham Chase - Replacement building for the Big Bale Company - 12/00015/FUL

The Head of Planning Management explained that an additional letter of objection had been received following the publication of the Report. .

Ms Smith, Ms Bond (Chairman of Shedfield Parish Council) and Councillor Huxstep (the Ward Member) spoke against the application and Mr Airey (applicant's agent) spoke in support.

In summary, Councillor Huxstep highlighted the planning policies that should protect the site and underlined the large increase in the size and volume of the building proposed when compared to the existing building. No evidence had been provided as to why the replacement building had to be so large. He explained that the B2 Use Class meant that the business was likely to cause noise nuisance and therefore a condition limiting noise should be applied. He also highlighted that Enforcement action against the site was on-going until August 2011 and raised concerns regarding the size of the lorries which delivered to the business.

In response, and following advice from the Head of Environmental Protection (who had not objected to the application) the Committee considered that it was not appropriate to set noise limits by conditions (as these had to be related to a specific source, which was difficult to ascertain in this case). However, it was noted that the conditions as outlined did propose limits on hours of work.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons and subject to the conditions set out in the Report.

Item 3: Goodfellows Yard, Stokes Yard, Clewers Hill, Waltham Chase - Retrospective variation of condition to allow storage within a designated area - 12/00023/FUL

Ms Smith (who, with the permission of the Chairman, read a statement from Mr Williams who had registered to speak but had to leave the meeting before this item was discussed), Ms Bond (Chairman of Shedfield Parish Council) and Councillor Huxstep (the Ward Member) spoke against the application and Mr Airey (applicant's agent) spoke in support.

In summary, Councillor Huxstep explained that the site was in the protected local gap and that residents had submitted log sheets of complaints to the Council, as part of an enforcement investigation. As with the above applications, he explained that Clewers Hill was unsuitable for the very large HGV that served the site. He considered it possible for noise nuisance to be attributed to one site and therefore a noise condition should be enforced. He also added that the hedge along the front was currently not tall enough to screen the large machinery the applicant proposed to store on site.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons and subject to the conditions set out in the Report and an additional Condition to ensure that no flood or security lighting (which could be intrusive in the countryside and gap) and that an informative be added to recommend that the applicant mark out the application site from the remainder of the site (details delegated to the Head of Planning Management).

Item 4: Old Station Yard, Oxford Road, Sutton Scotney - Redevelopment to provide 33 residential properties - 11/00518/FUL

The Committee had informally visited the site on 24 April 2012, at the invitation of the Head of Planning Management. Councillor Evans and Clear explained that whilst they had been unable to attend the site visit, they had visited the site separately to the Committee, knew the area well and therefore considered that they had adequate information to determine the application.

The Head of Planning Management advised that subsequent to the publication of the Report, the description of the application had been updated and that Condition 26 had been amended to reflect the withdrawal from the scheme of two live-work units. A new condition 35 was also recommended, regarding design and materials for the secure storage areas. These changes were noted by the Committee.

Councillors Godfrey and Lipscomb (both Ward Members) spoke in support of the application.

In summary, Councillor Godfrey explained the local community's desire that the site be re-developed. He also highlighted some residents' concerns regarding the design of the application; the proximity between some of the proposed units; and the capacity of the sewerage system. He also commented that the proposed affordable housing was an acceptable compromise in light of the significant number of affordable housing units in the village already.

In summary, Councillor Lipscomb echoed the comments above but requested that the Committee assure itself of the accuracy of the plans.

In response, the Head of Planning Management confirmed that inaccuracies in the plans had been corrected.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) set out in the Report and subject to a legal agreement (to cover affordable housing, open space and highways contributions, on-site open space with associated bond and fees and provision of a footpath) and the amendments relating to Conditions 26 and 35 as described above (details delegated to the Head of Planning Management).

Item 5: Phase 2 (M2) Land at Old Park Farm, Wimpey Site, West of Waterlooville MDA - Variation of Condition 28 permitted outline permission 05/00500/OUT - 12/00265/FUL

Subsequent to the publication of the Report, the Head of Planning Management requested that the recommendation be amended from "no objection" to "Grant Permission" subject to a legal agreement and conditions (delegated to the Head of Planning Management).

The Committee noted that neither Mr Lander-Brinkley (Denmead Parish Council) nor Councillor Stallard (a Ward Member) were able to address the meeting as per the public speaking register as, due to a change of order, this item was considered later than had been anticipated.

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

Item 7 - 14 Fivefields Road, Winchester – 1 no. three bed dwelling within the curtilage -12/00377/FUL

Mr Harwood and Councillor Higgins (a Ward Member) spoke against the application and Ms Parker (applicant's agent) spoke in support.

In summary, Councillor Higgins underlined the concerns raised by residents, the difficult access to Fivefields Close, which was adjacent to the application site, and explored the possibility that the application could be used to improve this access. He also clarified the status of the existing building in terms of the number of bedrooms.

In response, the Highways Officer explained that difficult access to Fivefields Close was an existing problem which the Council could not require the applicant to rectify. However, the application proposed two off road parking spaces with access at the entrance to the Close, which would not exacerbate the existing parking problems.

Subsequent to the publication of the Report, the Head of Planning Management clarified the distances between the proposed dwelling and the neighbouring property Highbury.

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

The following item had no speakers during public participation:

Item 6 - Land Adjacent to Recreation Ground, Alrebury Park, Alresford - Change of use of land from agricultural to recreational use - 12/00283/FUL

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons and subject to the conditions 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 3 (Goodfellows Yard, Stokes Yard, Clewers Hill, Waltham Chase) planning permission be granted for the reasons (and subject to the conditions) as set out in the Report, with an additional Condition to ensure that no flood or security lighting which could be intrusive in the countryside and gap, and an informative be added to recommend that the applicant mark out the application site from the remainder of the site (details delegated to the Head of Planning Management).

ii) That, in respect of Item 4 (Old Station Yard, Oxford Road, Sutton Scotney) planning permission be granted for the reasons (and subject to the conditions) as set out in the Report, with an amendment to Condition 26 (to reflect the withdrawal from the scheme of two live-work units) a new Condition 35 (details regarding appearance, design and materials for the security storage areas) and a legal agreement (to cover affordable housing, open space and highways contributions, on site open space with associated bond and fees and provision of a footpath) (details delegated to the Head of Planning Management).

iii) That, in respect of Item 5 (Phase 2 (M2) Land at Old Park Farm, Wimpey Site, West of Waterlooville MDA) planning permission be granted, subject to a legal agreement and Conditions (delegated to the Head of Planning Management) as follows:

1. Application be permitted subject to:-

a) the same conditions as included in planning permission reference 05/00500/OUT (amended in accordance with 2 below);

b) the entering into of a deed of variation to the existing Section 106 agreement between Taylor Wimpey UK limited and others dated 20 December 2007 relating to permission 05/00500/OUT, tying the new permission to the existing Section 106 agreement.

2. That the Head of Planning Management be authorised to amend the conditions to be imposed to reflect any conditions that are no longer required (e.g. pre-commencement conditions that have been complied with).

3. That the Head of Legal Services be authorised to include in the terms of the deed of variation referred to in 1b) above appropriate provisions to reflect the Section 106 agreement dated 30 March 2012 between Grainger plc and others in respect of the Grainger site within the West of Waterlooville Major Development Area.

3. **NATIONAL CYCLE NETWORK ROUTE 23 – PROGRESS REPORT AND APPROVAL OF REPAIRS TO HOCKLEY VIADUCT**
[\(Report CAB2311 refers\)](#)

The Committee noted that the Report had been considered by Cabinet at its meeting held on 11 April 2012 and that Cabinet had agreed the recommendations as set out.

The Head of Access and Infrastructure introduced the Report and the Head of Legal Services requested an amendment to recommendation, which was agreed (highlighted below as italics).

RESOLVED:

That the Head of Legal Services be authorised to enter into an agreement under Section 106 of the Town and Country Planning Act 1990, *or other appropriate agreement*, with Winchester College to secure the use of land owned by the College as part of the proposed National Cycle Route 23, as set out in the Report, such agreement to provide that such use shall be treated as being equivalent to the contribution that would be required under the Council's Open Space Scheme for a development of up to 38 houses on the College's land should planning permission be granted.

4. **MINUTES OF THE PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE, HELD 28 MARCH 2012**
[\(Report PDC930 refers\)](#)

RESOLVED:

That the minutes of the Planning Development Control (Viewing) Sub-Committee be approved, subject to the following amendments to the record of attendance: Councillors Jeffs (as Chairman) and McLean were present and Councillor Izard was not present (attached as Appendix A to these minutes).

5. **VOTE OF THANKS TO THE CHAIRMAN**

As this was the final meeting of the current Municipal Year, the Chairman expressed his thanks for the Committee and its officers for their hard work during the year and the Committee responded in kind.

The meeting commenced at 10.25am, adjourned for lunch between 1.30pm and 2.15pm and concluded at 5.50pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

26.04.2012

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Shedfield

Ward

Shedfield

1 Conservation

Area:

Case No: 12/00022/FUL

Ref No: W22494

Date Valid: 13 January 2012

Grid Ref: 455838 115834

Team: 2_STH

Case Officer: Mr Simon Avery

Applicant: Big Bale Company

Proposal: Change of use of building and associated land to allow for industrial B2 use and associated storage use in association with the servicing, maintenance and storage of portable pump equipment and the relocation of existing landscaped bund (RETROSPECTIVE) (Amendment to address)

Location: Exsel Ltd, Ralkmulti, Church House Farm, Clewers Hill, Waltham Chase, Southampton, Hampshire

Officer: PER

Recommendation

:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

2 The development hereby permitted shall be restricted to the repair and maintenance of pumping machinery and for no other purpose (including any other purpose in Class B2 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).

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

3 No machinery shall be operated, no vehicles, plant or machinery moved, no process shall be carried out, and no deliveries taken at or dispatched from the site except between the hours of 0700 and 1800 Monday to Friday and 0700 and 1300 on Saturdays and at no time on Sundays and recognised public holidays, except in

the case of an emergency for which the pumping equipment is essential, or if equipment being returned to the site is unavoidably delayed. If either of these events occur, the necessary equipment may be returned to, or taken off the site, but no servicing/repair or maintenance shall take place except if needed directly to repair or adapt the equipment for the emergency response, and a written record shall be kept of the time and date, and the location of the emergency, or the reason for the late return of equipment, and the list is to be made available to the Local Planning Authority upon request.

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

4 No servicing/repair or maintenance works shall take place outside the building. Doors/windows to the building shall be kept closed whilst repair/servicing/maintenance activities are being carried out inside.

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

5 No development shall take place until details of 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 schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate. 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 improve the appearance of the site 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: DP3, DP9, DP11, CE5, CE17, CE18
South East Plan 2009: CC.6, SP.3, BE.4, SH.1

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

Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

Shedfield Ward Shedfield

2 Conservation

Area:

Case No: 12/00015/FUL

Ref No: W14671/10

Date Valid: 13 January 2012

Grid Ref: 455848 115838

Team: 2_STH **Case Officer:** Mr Simon Avery

Applicant: Big Bale Company

Proposal: Replacement building for Big Bale Company to allow servicing and repair of agricultural baling machines (Use Class Industrial B2) and creation of landscape bund

Location: Church House Farm, Clewers Hill, Waltham Chase, Hampshire

Officer PER

Recommendation

:

Committee Decision:

APPROVED 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 development hereby permitted shall be restricted to the servicing, repair and maintenance of agricultural equipment and for no other purpose (including any other purpose in Class B2 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).

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

3 No machinery shall be operated, no vehicles, plant or machinery moved, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0700 and 1800 Monday to Friday and 0700 and 1300 on Saturdays and at no time on Sundays and recognised public holidays.

4 No servicing/repair or maintenance works shall take place outside the building.

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

5 Doors/windows to the building shall be kept closed whilst repair/servicing/maintenance activities are being carried out inside.

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

6 No development shall take place until details of 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 schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate. The details shall demonstrate that the landscape areas are adequately planted to prevent use of these areas for external storage. 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 improve the appearance of the site in the interests of visual amenity.

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

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

8 The yard shall be kept sufficiently clear to allow the safe manoeuvring and turning of vehicles in association with the use of the building.

Reason: In the interest of highway safety.

9 No development shall take place until details of any external lighting to be located on the building hereby approved are submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with these approved details. No additional external lighting shall be located on the building unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of local amenity.

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, DP9, DP11, CE5, CE18
South East Plan 2009: CC.6, SP.3, BE.4, SH.1

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

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

5. 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.

Shedfield Ward Shedfield

3 Conservation

Area:

Case No: 12/00023/FUL

Ref No: W00634/06

Date Valid: 13 January 2012

Grid Ref: 455958 115923

Team: 2_STH **Case Officer:** Mr Simon Avery

Applicant: Big Bale Company (Southern) Ltd

Proposal: Variation of condition from planning approval 02/00461/FUL restricting storage of agricultural machinery in the open yard in front of existing buildings to allow storage within a designated area and for limited times (RETROSPECTIVE) (Amendment to address)

Location: Goodfellows Yard, Stokes Yard, Clewers Hill, Waltham Chase, Hampshire

Officer: PER

Recommendation

:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The development hereby permitted shall be used for the storage of agricultural machinery and for no other purpose (including any other purpose in Class B8 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 or without modification). No servicing/repair or maintenance works shall take place outside on these machines at any time.

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

2 The storage of agricultural machinery and any ancillary parts and equipment shall take place within the buildings and not in the open, apart from in the area marked in blue shown on the amended location plan dated 15 March 2012. No more than 10 agricultural machines shall be stored within this area at any one time and outside storage of balers is permitted only when no space is available within the storage buildings at Goodfellows yard.

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

3 No vehicles, or machinery/plant shall be operated, or moved in or out of the site, and no deliveries taken at or dispatched from the site except between the hours of 0700 and 1800 Monday to Friday and 0700 and 1300 on Saturdays and at no time on Sundays and recognised public holidays.

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

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

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

5. No floodlighting or security lighting of any kind shall be erected at the site.

Reason: In the interests of the visual amenities of the local area as the site is situated in a countryside located and within the Local Gap.

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, DP9, DP11, CE2, CE5, CE17, CE18

South East Plan 2009: CC.6, SP.3, BE.4, SH.1

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

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

5. The applicant is recommended to mark out the area in which outside storage of up to 10 agricultural machines are permitted (in accordance with condition 02) for the avoidance of doubt.

Wonston

Ward

Wonston And Micheldever

4

Conservation

Area:

Case No: 11/00518/FUL

Ref No: W09484/08

Date Valid: 14 March 2011

Grid Ref: 446523 139527

Team: 1_NTH

Case Officer: Mrs Jill Lee

Applicant: Associated Environmental Ltd

Proposal: Residential redevelopment to provide 33 residential properties, including four live-work units; Seven units of affordable accommodation; associated parking and landscaping (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: Old Station Yard, Oxford Road, Sutton Scotney, Hampshire

Officer PER

Recommendation

:

Committee Decision:

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

- The provision of 7 affordable housing units (plots 12, 13, 14 & 15, 16, 17, 18 to be confirmed) mix and tenure to be agreed.
- The payment of a financial sum of £33,690.00 towards the provision of off site play to be used at the Gratton recreation ground or in the locality.
- The provision and laying out of 1100sq metres on site of open space in accordance with the Council's Specification for Soft Landscape Works and an Open

Space Management Plan (details attached hereto) which is to be transferred to the City Council/Parish Council/ managed by a Management Company to be set up by the Applicant.

- The payment of Commuted Maintenance (£9.79 per square metre) of £10,769
- Supervision Fee of £538.45 for inspection and supervision of laying out of on site open space.
- Amount of Bond £26,873
- The provision of a footpath through the site and connecting to the doctors surgery/Gratton Recreation Ground to the north and to the west to the site known as Taylors Yard – to allow the public right of access through the site including use of the open space. That public access shall not be locked not the public refused right of access through the site/open space.
- The payment of a financial sum of £116,310 towards off-site 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 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 and garages hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

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

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

4 Detailed proposals for the disposal of foul and surface water Including the location of the foul water pump station shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the dwellings are occupied.

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

5 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 9229-AIA-DC-17/11/09 written by David Cashman 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.

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 9229-AIA-DC-17/11/09. Telephone 01962 848403.

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

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

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

7 Any deviation from works prescribed or methods agreed in accordance with Method Statement 9229-AIA-DC-17/11/09 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

8 No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement 9229-AIA-DC-17/11/09.

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

9 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the

approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

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

10 Works shall be carried out in accordance with the general mitigation measures set out in section 5.2.3 of the Bat and Reptile Surveys and Biological Records Data report (EPR January 2008)

Reason: In order to mitigate ecological impacts.

11 Prior to commencement of the works a scheme of biodiversity enhancements shall be submitted to and approved in writing by the LPA, and thereafter implemented through the works. This shall be in line with the measures set out in section 5.3 of the Bat and Reptile Surveys and Biological Records Data report (EPR January 2008) and the recommendations section of the Updated Ecological Appraisal (EPR, March 2010). Enhancements may include native and locally appropriate planting to provide habitat and food sources for species such as birds and invertebrates, wildflower areas, creation of ponds and other habitat features such as habitat (log) piles, and provision of bird, bat and insect boxes.

Reason: In order to provide biodiversity enhancements in line with policy CE11 of the Local Plan.

12 Prior to commencement a scheme of lighting (during construction and the operational life of the development), designed to minimise impacts on wildlife shall be submitted to and approved in writing by the LPA. Thereafter the approved scheme shall be implemented.

12 in order to minimise impacts of lighting on the ecological interest of the site.

13 Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

Occupation of the development will not be permitted until the Local Planning Authority is satisfied that, in consultation with Southern Water, adequate wastewater treatment facilities exist to effectively drain the development.

Reason: To ensure that the site is drained in a satisfactory manner.

14 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.

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

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

16 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.

17 No development shall take place, including any works of demolition, 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:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

18 No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

The programme and methodology of site investigation and recording
Provision for post investigation assessment, reporting and dissemination
Provision to be made for deposition of the analysis and records of the site investigation (archive)

Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in compliance with policy HE.1 of the Winchester District Local Plan Review.

19 Prior to commencement of development an archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication. The programme of archaeological work will form a 2-stage programme of work, comprising archaeological field evaluation followed by a further stage of mitigation works as appropriate. The report shall be submitted to and approved in writing prior to development commencing and development shall be carried out in accordance with the approved details.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available, in compliance with policy HE.1 of the Winchester District Local Plan Review.

20 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To protect the Upper Chalk, a principal aquifer beneath the site and the River Dever to the north east of the site. The site may be contaminated due to previous activities. Risk to both ground water and surface has not yet been fully established.

21 A verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To protect the Upper Chalk, a principal aquifer beneath the site and the River Dever north east of the site.

22 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing

with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To protect the Upper Chalk, a principal aquifer beneath the site and the River Dever north east of the site. There may be areas of the site which cannot be fully characterised by site investigation and unexpected contamination may be identified.

23 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: To protect the Upper Chalk, a principal aquifer beneath the site and the River Dever to the north east of the site. SuDs and infiltration systems can lead to mobilisation of contaminants if located in areas of contamination.

24 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To protect the Upper Chalk, a principal aquifer beneath the site and the River Dever to the north east of the site. If used, piling may provide direct pathways for contaminants to enter groundwater.

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 for each building shall be fully implemented before it is occupied:

- Corbelled brickwork to eaves and to first storeys
- Arch detail above windows, doors, carports and alleyways.
- Porches and door surrounds
- Pilasters and pillars
- Pergolas
- Brick dental detail
- Herringbone brick detail
- Arch and brick detailing to form recesses in the brickwork
- Window frame detailing for each window type, including sills
- Roof lights which shall be flush mounted
- Parapet walls to roofs
- Ridge details of each house type
- Chimney stacks and pots

Eaves detailing for each dwelling type including details of barge boards and fascias
Boundary walls
Boundary fences
Garden gates
The bridge link between units 1 and 2 including the standing seam roof

Reason: To ensure a high standard of development which accords with the design principles set out in the design and access statement

26 The live work units provided at the development at first floor level over the garages associated with plots 5 - 8 inclusive shall comprise B1 use only and shall not be subdivided, sold or let independantly from the residential unit they are associated with. Plots 5 - 8 inclusive may only be occupied by an occupier who is solely or mainly employed or self employed in the linked B1 workspace unit provided. The spouse, partner, dependants and guests of that occupier may cohabit with the occupier in the live work unit or in the event of the occupiers death the widow or widower or any resident dependants of such person may continue to occupy the live work unit.

Reason: To ensure the provision of live work units in a satisfactory manner.

27 No development shall take place until such time as details of visibility splays of 2.4m by 43.0m have been submitted to and approved by the local planning authority. The splays shall be implemented and maintained in perpetuity and no obstruction above 600mm shall be permitted to be retained within the visibility splays.

Reason: In the interests of highways safety.

28 Details of the proposed garages showing minimum internal dimensions of 3.0m by 6.0m shall be submitted to and approved by the local authority before any development commences. The garages hereby approved shall only be used for the parking of cars and any ancillary storage relating to the dwellings they serve.

Reason: To ensure that adequate car parking is provided and maintained in perpetuity.

29 No development should commence until such time as details of secure and undercover cycle parking has been submitted to and approved by the local planning authority. The cycle parking is to be implemented and maintained in perpetuity.

Reason: To ensure that there is adequate secure and undercover cycle parking for the development.

30 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season

following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

31 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 Class A of Part 2 Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of the visual amenities and character of the area and to ensure a consistent appearance from the public open space.

32 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 Schedule 2 or part 1 Class E of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of the visual amenities and character of the area and to ensure a consistent appearance from the public open space.

33 Prior to any development commencing on site, details of the appearance and location of any electricity sub stations, gas tanks, pumping stations or other apparatus shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a good quality environment in the interests of visual amenity.

34 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 windows other than those expressly authorised by this permission shall at any time be constructed in the dwellings hereby permitted.

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

35 Notwithstanding the submitted plans no development shall take place until details including external appearance, design and materials for the proposed secure storage areas have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a good quality environment and in the interests of the visual amenities of the area.

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP13, HE4, HE5, HE6, H3, H5, H7, E2, RT4, T1, T4, T5, S10.
South East Plan 2009:

Denmead

Ward

Denmead

5

Conservation

Area:

Case No: 12/00265/FUL

Ref No: W19499/16

Date Valid: 2 February 2012

Grid Ref: 466979 110484

Team: 2_STH **Case Officer:** Mrs Jill Lee

Applicant: Taylor Wimpey Southern Counties

Proposal: Variation of condition no. 28 of permitted outline permission-05/00500/OUT

Location: Phase 2 (M2), Land At Old Park Farm Wimpey Site, Part Of West Of Waterlooville MDA, Hambledon Road, Denmead, Hampshire

Officer PER

Recommendation

:

Committee Decision:

That Planning permission be **granted** subject to conditions and legal agreement as

follows:-

1. Application be permitted subject to:-
 - a) the same conditions as included in planning permission reference 05/00500/OUT (amended in accordance with 2 below);
 - b) the entering into of a deed of variation to the existing Section 106 agreement between Taylor Wimpey UK limited and others dated 20 December 2007 relating to permission 05/00500/OUT, tying the new permission to the existing Section 106 agreement.
2. That the Head of Planning Management be authorised to amend the conditions to be imposed to reflect any conditions that are no longer required (e.g. pre-commencement conditions that have been complied with).
3. That the Head of Legal Services be authorised to include in the terms of the deed of variation referred to in 1b) above appropriate provisions to reflect the Section 106 agreement dated 30 March 2012 between Grainger plc and others in respect of the Grainger site within the West of Waterlooville Major Development Area.

New Alresford Ward The Alresfords

6 Conservation

Area:

Case No: 12/00283/FUL

Ref No: W00691/61

Date Valid: 15 February 2012

Grid Ref: 458157 132795

Team: 1_NTH **Case Officer:** Miss Megan Birkett

Applicant: New Alresford Town Council

Proposal: Change of use of land from agricultural to recreational use

Location: Land Adjacent To Recreation Ground, Arlebury Park,
Alresford, Hampshire

Officer PER

Recommendation

:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

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

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

3 No development shall commence before detailed plans, to a recognised scale of 1:200, showing the detailed layout, levels and construction details for the access and car parking provision to the adopted standards of the Local Planning Authority, together with details of all pitches and any other structures proposed, have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall only be undertaken in accord with such approved details.

Reason: To ensure that such details are satisfactory since no such details are provided in support of this application and the use would not be acceptable without such details being first approved.

4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use of the site for sports pitches is commenced. Development shall be carried out in accordance with the approved details.

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

5 No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time without the benefit of planning permission.

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

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, CE4, CE5, CE28, RT4, RT5
South East Plan 2009: CC6, C4

Winchester Town Ward St John And All Saints

7 Conservation

Area:

Case No: 12/00377/FUL

Ref No: W22521

Date Valid: 15 February 2012

Grid Ref: 449258 129052

Team: 1_NTH **Case Officer:** Miss Megan Birkett

Applicant: Mr Chris Hillier

Proposal: 1 no. three bed dwelling within the curtilage of 14 Fivefields Road with new access and parking

Location: 14 Fivefields Road, Winchester, Hampshire, SO23 0QR

Officer: PER

Recommendation

:

Committee Decision:

That planning permission be granted subject to the applicant making the appropriate contribution towards Public Open Space and Transport Contributions and subject to the following condition(s):

Conditions/Reasons

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

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

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

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

3 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.

4 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.

5 The parking areas for the existing and proposed dwellings shall be provided in accordance with the approved plans before the proposed dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles.

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

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

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

7 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.

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) no development permitted by Classes A, B, C, D and E of Part 1 and Class A of Part 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

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, DP9, H3, RT4, T2, T4
South East Plan 2009: CC6, H1, H5, T4
 3. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).
 4. All building 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 Sundays or bank Holidays. Where allegations of noise from such works are substantiated by Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
 5. No materials should be burnt on site. Where the Health and Housing Service substantiate allegations of statutory nuisance, an Abatement Notice may be served under the Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through burning of materials is a direct offence under the Clean Air Act 1993.
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