

PLANNING DEVELOPMENT CONTROL COMMITTEE

24 May 2012

Attendance:

Councillors:

Jeffer (Chairman) (P)

E Berry (P)

Clear (P)

Evans (P)

Izard (P)

Johnston (P)

Lipscomb (P)

McLean

Pearce (P)

Read (P)

Ruffell (P)

Scott (P)

Deputy Members:

Councillor Gottlieb (Standing Deputy for Councillor McLean)

Others in attendance who addressed the meeting:

Councillors Cook, Hiscock, Learney and Wood

Others in attendance who did not address the meeting:

Councillor Tait

1. **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED:

That Councillor Ruffell be appointed Vice-Chairman for the 2012/13 Municipal Year.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 26 April 2012 be approved and adopted.

3. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC932 refers\)](#)

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

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Item 3 (WCC) as he was a member of the Council of the City of Winchester Trust, which had commented on the application. However, he had taken no part in the Trust's consideration of the item and he spoke and voted thereon.

In respect of Item 6 (WCC), by way of a personal statement, Councillor Jeffs explained that the application under consideration was not directly related to his previous involvement as a Ward Member in various discussions related to other activities at the site. Therefore, Councillor Jeffs advised that such involvement had not amounted to predetermination of the current planning application and he spoke and voted thereon.

In respect of Item 8 (WCC) and Item 1 (SDNP), also by way of personal statements, Councillors Scott, Pearce and Berry advised that as members of the Winchester Town Forum, they had all taken part in discussions on the routing of the new cycle path at the Forum meeting held on 21 March 2012. However, the Councillors each considered that their involvement in these discussions had not amounted to predetermination of the two planning applications and consequently they spoke and voted thereon.

Applications determined outside the area of the South Downs National Park (WCC):

The following items had speakers during public participation:

Item 1: Proposed Mast Site opposite Old Dairy Cottage, Andover Road North, Winchester – Erection of 13.8m high dual user (Vodafone & O2) pole, supporting six antennas and associated equipment cabinet – 12/00870/TCP

The Head of Planning Management advised that a further letter of objection to the proposal had been received, since publication of the Report, setting out similar concerns to those already received and summarised in the Report. It was also pointed out that the proposed mast was permitted development, as it was less than 15 metres in height (and did not require full planning permission) and that the Local Planning Authority was only able to consider its siting and appearance and whether this was acceptable.

Mr Wright (local resident) and Councillors Learney and Wood (Ward Members for the two affected Wards) spoke against the application.

In summary, Councillor Learney reported that due to its visual prominence, the mast would be detrimental to the setting of an adjacent historic pathway. Residents were also concerned about potential health risks from the equipment located in close proximity to their homes. Councillor Learney also drew attention to Barton Farm located close by and suggested that a new mast would be better delivered as part of a masterplan for future major residential development here.

Councillor Wood reiterated the concerns of objectors to the proposal and was also concerned at the potential for a proliferation of masts at this attractive

entrance to Winchester. Councillor Wood drew attention to the visual prominence of the proposal when viewed from nearby residential homes.

In response, the Head of Planning Management reported that the structure was of slim-line design limiting its visual impact and that the antennae would be concealed within a shroud at the top. With regard to possible alternative sites within the vicinity, these may be unsuitable to provide the coverage required by the operator. A new mast could also be more visually intrusive at these locations. The potential for future major residential development at Barton Farm and its proximity to the new mast was not a material consideration in determining the application.

During discussion, the Committee were concerned about the visual impact of the development. Furthermore, it was considered there was insufficient evidence to support the need for a new mast at this particular location, as there may be less prominent alternative sites (which were also further away from residential areas) where the desired additional coverage could be achieved. The applicant should also be required to demonstrate that it had investigated the sharing of existing equipment with other operators.

Therefore, at conclusion of debate, the Committee did not support the recommendation set out in the Report for the above reasons and instead agreed to raise objection to the application, with authority being delegated to the Head of Planning Management to set appropriate reasons, based on its concerns that the height and position of the equipment made the development too intrusive at this location and that there was a lack of supporting evidence provided by the applicant, including whether alternative sites had been fully investigated.

Item 2: Annabel, High Street, Bishops Waltham – Change of use from A1 retail to A1/A3 mixed use Coffee Shop – 10/02432/FUL

The Head of Planning Management drew attention to an update to the Report. On page 18, Condition 4 now read that the premises should only be able to open to the public between 10.00am and 5.00 pm on Sundays and bank holidays (and between 7.00am and 7.00pm on other days). This was noted.

Mr Latouf and Ms Walker (local traders) spoke against the application and Mr Williams (on behalf of the applicant) spoke in support.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) as set out in the Report, and the amended Condition 4 as referred to above.

Item 3: 47 Monks Road, Winchester – demolition of an existing double garage and erection of a 1no. two bedroom detached property –12/00202/FUL

Mr Coombes (resident) and Councillor Hiscock (a Ward Member) spoke against the application and Mr Baulkley (architect) spoke in support.

In summary, Councillor Hiscock was concerned that the new dwelling was out of keeping with the traditional red brick homes within the Conservation Area and also that the use of glass as a façade material would make it highly intrusive in its setting, especially at night.

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

Item 4: Scotts Haven, Maybush Lane, Soberton – partial relief from condition 9 imposed on permission –12/00562/FUL

Mr Tutton (representing the applicant) spoke in support of the application and Mr Smith (representing Soberton Parish Council) spoke against.

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

Item 5: Manor Nursery, Kilham Lane, Winchester – replacement detached outbuilding to form cycle and bin store –12/00410/FUL

Mr Clarke (resident) spoke against the application.

During discussion, it was agreed that additional words be added to the end of Condition 3 on page 39 of the Report, as follows: ‘...including storage or parking of vehicles’. This would ensure that the new building would not be used for any ancillary purpose which would be likely to increase employment or traffic levels at the site.

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 subject to the rewording of Condition 3 as referred to above.

Item 6: Cherry Tree Stables, Goscombe Lane, Gundleton, Alresford – change of use of land for commercial use of stables - 11/00400/FUL

The Head of Planning Management advised that, since publication of the Report and further to correspondence received from the agent for the applicant, a revised Condition 4 was recommended to ensure a more precise timetable for the provision of manure storage facilities at the site, which were currently inadequate. This was noted.

The Head of Planning Management also drew attention to additional relevant planning history (00/01863/FUL, 01/00536/FUL, 02/01089/FUL) that had been excluded from the Report in error.

Councillor Cook (a Ward Member) spoke against the application and in support of the concerns of Bighton Parish Council.

In summary, Councillor Cook, suggested that the existing permission for the commercial use of the stables should not be transferred to a new owner until

their expertise in running the site in accordance with its restrictions had been demonstrated.

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 with Condition 4 revised as set out in the schedule of development control decisions appended to these minutes.

Item 7: 11 Coles Mede, Otterbourne – demolition of conservatory to side; erection of two storey side extension - 12/00548/FUL

The Head of Planning Management drew attention to the comments of Otterbourne Parish Council in the Update Sheet that had not been replicated in their entirety within the Report.

Mr Jones (representing Otterbourne Parish Council) spoke against the application and Ms Marett (applicant) spoke in support.

During discussion, the Committee agreed that Condition 2 be reworded to specify that the detailing of the external finish (including colour), fenestration and roof detail of the extension should be approved prior to construction, to ensure that the final appearance of the building was sympathetic to its location.

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 subject to the rewording of Condition 2, as referred to above, with its exact wording delegated to the Head of Planning Management.

The following item had no public participation:

Item 8: Proposed cycle route 23, Hockley Viaduct, Hockley Link, Winchester – construction of cycle route - 12/00725/FUL

The Head of Planning Management drew attention to the Update Sheet that proposed an alteration to Condition 2, which was noted.

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 revised Condition 2 as set out in the schedule of development control decisions appended to these minutes.

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 (appended to the minutes for information).

(i) That, in respect of Item 1 (Proposed Mast opposite Old Dairy Farm, Andover Road North, Winchester) objection be raised to the application, with authority being delegated to the Head of Planning Management to set appropriate reasons based on its concerns that the height and position of the equipment made the development too intrusive at this location and that there was a lack of supporting evidence provided by the applicant, including whether alternative sites had been fully investigated.

(ii) That, in respect of Item 2 (Annabel, High Street, Bishops Waltham) planning permission be granted, subject to the conditions set out in the Report, with amended Condition 4 to advise that the premises shall only be able to open to the public between 10.00am and 5.00 pm on Sundays and bank holidays (and between 7.00am and 7.00pm on other days .

(iii) That, in respect of Item 5 (Manor Nursery, Kilham Lane, Winchester) planning permission be granted, subject to the conditions set out in the Report, with additional words added to the end of Condition 3 on page 39 of the Report, as follows: '...including storage or parking of vehicles'.

(iv) That, in respect of Item 6 (Cherry Tree Stables, Goscombe Lane, Gundleton) planning permission be granted, subject to the conditions set out in the Report with Condition 4 revised with regard to a precise timetable for the provision of manure storage facilities at the site, as set out in the schedule of development control decisions appended to these minutes.

(v) That, in respect of Item 7 (11 Coles Mede, Otterbourne) planning permission be granted, subject to the conditions set out in the Report with Condition 2 reworded to specify that the detailing of the external finish of the extension (including colour), fenestration and roof detail should be approved prior to construction, to ensure that the final appearance of the building was sympathetic to its location; with its exact wording delegated to the Head of Planning Management.

(vi) That, in respect of Item 8 (Proposed cycle route 23, Hockley Link, Winchester) planning permission be granted, subject to the conditions set out in the Report with Condition 2 amended as set out in the schedule of development control decisions appended to these minutes.

Applications within the area of the South Downs National Park determined on behalf of the National Park Authority (SDNP):

The following item had speakers during public participation:

Item 2: Ashton Farm, Ashton Lane, Bishops Waltham – retention of partial cover over existing horse walker - 11/02520/SFUL

Ms King (agent for the applicant) 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.

The following item had no public participation:

Item 1: Proposed cycle route 23, Hockley Viaduct, Hockley Link, Winchester – construction of cycle route - 12/00725/FUL

The Head of Planning Management drew attention to the Update Sheet that proposed an alteration to Condition 2, which was noted.

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 revised Condition 2 as set out in the schedule of development control decisions appended to these minutes.

RESOLVED:

That the decisions taken on the Development Control Applications in relation to those applications within the area of the South Downs National Park be agreed as set out in the Schedule (appended to the minutes for information).

- (i) That, in respect of Item 1 (Proposed cycle route 23, Hockley Link, Winchester) planning permission be granted, subject to the conditions set out in the Report with Condition 2 amended as set out in the schedule of development control decisions appended to these minutes.

4. **APPOINTMENT OF SUB-COMMITTEES ETC 2012/13**
([Report PDC933 refers](#))

RESOLVED:

1. That a Planning Development Control (Viewing) Sub-Committee continues to be appointed from the whole Committee, working within the existing arrangements as set out in the Report, with a quorum of three members.

2. That the Chairman and Vice Chairman of the Planning Development Control Committee be appointed as Chairman and Vice Chairman of the Planning Development Control (Viewing) Sub-Committee.

5. **MINUTES OF THE PLANNING DEVELOPMENT CONTROL (VIEWING)
SUB-COMMITTEE HELD 26 APRIL 2012**
[\(Report PDC934 refers\)](#)

RESOLVED:

That the minutes of the Planning Development Control (Viewing) Sub-Committee, held 26 April 2012 (and attached as an Appendix A to these minutes) be approved and adopted.

The meeting commenced at 9.30am and adjourned between 12.45pm and 1.45pm and concluded at 4pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

24.05.2012

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Headbourne Worthy

Ward

Sparsholt

01 Conservation

Area:

Case No: 12/00870/TCP

Ref No: WTC/183/01

Date Valid: 3 April 2012

Grid Ref: 447299 131394

Team: 1_NTH

Case Officer: Lorna Hutchings

Applicant: Vodafone

Proposal: Erection of 13.8m high dual user (Vodafone & O2) pole, supporting six antennas and associated equipment cabinet

Location: Proposed Mast Site Opposite Old Dairy Cottage, Andover Road North, Winchester, Hampshire, SO22 6NN

Officer NOOBJ

Recommendation

:

Committee Decision:

Recommendation overturned – Raise Objection for the following reason:-

Conditions/Reasons

The proposal is contrary to the 2006 Winchester District Local Plan saved policies DP.3, DP.14 and the National Planning Policy Framework sections 5, 7 and 11 as it will result in an obtrusive and incongruous feature, by reason of its height and siting, within the street scene which will appear out of scale and character with the rest of the street infrastructure, buildings and general context of the area to the detriment of its character. The Council is not satisfied based on the evidence submitted that other alternative sites have been adequately considered.

Informatives

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

Winchester District Local Plan Review 2006: DP.3 DP.14

Bishops Waltham

Ward

Bishops Waltham

02 Conservation Bishops Waltham Conservation Area
Area:
Case No: 11/02893/FUL
Ref No: W02582/04
Date Valid: 12 December 2011
Grid Ref: 455402 117488
Team: 2_STH **Case Officer:** Mr Simon Avery
Applicant: Realis Estates Ltd
Proposal: Change of use from A1 retail to A1/A3 mixed use Coffee Shop (WITHIN THE CURTILAGE OF A LISTED BUILDING) *
Location: Annabel, High Street, Bishops Waltham, Southampton, Hampshire, SO32 1AA
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 used for a mixed A1 and A3 use as a coffee shop serving coffee and other hot and cold drinks, sandwiches and similar light refreshments for consumption on or off the premises and for no other purpose (including any other purpose in Class A 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), including a sole A3 use.

Reason: To restrict the use of the premises in the interests of local amenity and the vitality, viability and retail attractiveness of the Primary Shopping Area of Bishops Waltham.

3 No primary cooking of unprepared food shall be carried out on the premises. Only reheated or cold food that has been prepared elsewhere shall be served on the premises.

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

4 The premises shall only be open to the public between 7.00 a.m. to 7.00 p.m. Monday to Saturday, and between 10.00 a.m. and 5.00p.m. on Sunday and recognised Bank Holidays.

Reason: In the interests of local amenity.

5 Before air conditioning/refrigeration/fume extraction equipment is installed and operated on the premises, a full acoustic report (with a scheme of attenuation measures) shall be submitted and approved in writing by the Local Planning Authority. The equipment shall be installed and maintained in accordance with the approved scheme.

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

6 The timber louvres to be inserted in the rear elevation shall not be hinged to open outwards.

Reason: In the interests of highway safety.

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, HE4, HE5, HE14, SF1, SF3, SF5
South East Plan 2009: CC6, BE6

3. The applicant is advised that if the premises is to be used for the sale or supply of alcohol, the provision of regulated entertainment (live or recorded music, dancing, plays, films, sporting events etc) or the provision of hot food between 2300 and 0500, they may be required to apply for a Premises Licence under the Licensing Act 2003. For further information contact the City Councils Licensing section on 01962 848 188.

Winchester Town

Ward

St Bartholomew

03 Conservation Winchester Conservation Area
Area:
Case No: 12/00202/FUL
Ref No: W16260/07
Date Valid: 30 January 2012
Grid Ref: 448358 130244
Team: 2_STH **Case Officer:** Mr Simon Avery
Applicant: Mr Michael Culhane
Proposal: Demolition of an existing double garage and erection of a 1 no. two bedroom detached property
Location: 47 Monks Road, Winchester, Hampshire, SO23 7EQ
Officer REF
Recommendation
:

Committee Decision:

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

Conditions/Reasons

- 1 The proposed development is contrary to policies DP3, HE4 and HE5 of the Winchester District Local Plan Review, Policy BE6 of the South East Plan and the guidance contained in National Planning Policy Framework in that, due to its design and materials, the proposed dwelling would not integrate successfully with the surrounding built environment and would be harmful to the character and appearance of the Conservation Area.
- 2 The proposal is contrary to Policy RT4 of the Winchester District Local Plan Revised 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.
- 3 The proposal is contrary to Policy DP.9 of the Winchester District Local Plan Review in that it fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.

Informatives

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

Winchester District Local Plan Review 2006: DP3, DP9, HE4, HE5, RT4, T2, T4
South East Plan 2009: BE6, CC6

Soberton

Ward

Swanmore And Newtown

04 Conservation

Area:

Case No: 12/00562/FUL

Ref No: W21566/04

Date Valid: 7 March 2012

Grid Ref: 460896 114292

Team: 2_STH

Case Officer: Mr James Jenkison

Applicant: Mr S Scott

Proposal: Partial relief from Condition 9 imposed on permission
11/02030/FUL

Location: Scotts Haven, Maybush Lane, Soberton, Southampton,
Hampshire, SO32 3QF

Officer REF

Recommendation

:

Committee Decision:

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

Conditions/Reasons

1 The condition as proposed would be imprecise and unenforceable. It would result in the potential for more permanent occupation of the site and for which planning permission would not have originally been granted. The existing condition is justified in that it allows for short-stay holiday accommodation only in an unsustainable location in the countryside which was justified by the grant of planning permission 11/02030/FUL. The condition proposed would allow for more substantial or permanent accommodation which would be more harmful to the character of the countryside and Soberton Heath and for which there is no justification in this unsustainable countryside location. The proposal is therefore considered to be contrary to policies H3, H9, CE5, CE28(i), RT17 and RT18 of the Adopted Winchester District Local Plan Review 2006 and the National Planning Policy Framework which seeks to promote sustainable development.

Informatives

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

Winchester District Local Plan Review 2006: H3, H9, CE5, CE28, RT17, RT18

Winchester Town

Ward

St Luke

05

Conservation

Area:

Case No: 12/00410/FUL

Ref No: W19876/03

Date Valid: 29 February 2012

Grid Ref: 445590 128815

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

Applicant: Mr Michael Culhane

Proposal: Replacement detached outbuilding to form cycle and bin store

Location: Manor Nursery, Kilham Lane, Winchester, Hampshire, SO22
5QD

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 building hereby permitted shall match those used in the existing adjacent office building.

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

3 The cycle/bin store hereby permitted shall only be used for the purpose of accommodating waste bins, bikes or other ancillary storage purposes in connection with the existing offices, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes, including storage or parking of vehicles.

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, CE18

South East Plan 2009: CC6, C2

3. 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.

4. 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.

Bighton

Ward

The Alresfords

06

Conservation

Area:

Case No: 12/00465/FUL

Ref No: W16762/09

Date Valid: 27 February 2012

Grid Ref: 462204 133605

Team: 1_NTH

Case Officer: Mr Andrew Rushmer

Applicant: Mr Michael Wallace

Proposal: Change of use of land for commercial use of stables with training and breeding of up to 12 horses

Location: Cherry Tree Stables, Goscombe Lane, Gundleton, Alresford, Hampshire, SO24 9SP

Officer PER

Recommendation

:

Committee Decision:

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 There shall be no 'do-it-yourself' liveries undertaken on the land at any time.

Reason: The use of the land for uncontrolled livery of horses would lead to an increase in the number of vehicular movements on the local road network which is very narrow and rural in character.

2 There shall be no more than 12 horses, in total, kept on the land or within the stables for the purposes of training and breeding at any one time.

Reason: In order to control the number of vehicular movements onto the local road network.

3 No floodlighting shall be installed on the application site unless details have been submitted to and approved in writing by the local planning authority.

Reason: In order to protect the residential and visual amenity of the area, as required by policy DP3 of the Winchester District Local Plan Review 2006 and the National Planning Policy Framework.

4 The facilities for the storage of manure (previously agreed with Tom Patchell on 24th of April 2010, in location C, as per the design shown on the plan labelled March 2010 - KCC 1014), as set out in the letter from Tony Kernon to members dated 18th

of May (reference: KCC1280/hw) are to be provided within three months of the date of this consent, and retained in perpetuity.

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: DP3, DP11, CE5, RT11
National Planning Policy Framework

	Otterbourne	Ward	Compton And Otterbourne
07	Conservation		
	Area:		
	Case No:	12/00548/FUL	
	Ref No:	W16114/01	
	Date Valid:	8 March 2012	
	Grid Ref:	445932 123157	
	Team:	1_NTH	Case Officer: Mr Andrew Rushmer
	Applicant:	Mr & Mrs C Marett	
	Proposal:	(HOUSEHOLDER) Demolition of conservatory to side; erection of two storey side extension	
	Location:	11 Coles Mede, Otterbourne, Winchester, SO21 2EG	
	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 the commencement of development details of the fenestration materials to include:-

- i) External timber finish and colour;
- ii) Windows and doors including recess within frame;
- iii) Eaves detail in relation to roof junction between existing and new;

These details shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and maintained in accordance with the approved details.

Reason: In order to ensure that the final appearance of the building is of a sympathetic quality, as required by policy DP3 of the Winchester District Local Plan Review 2006.

3 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 first floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the side elevation (labelled as north-east on the plans submitted) of the extension hereby permitted.

Reason: In order to ensure that there is no detrimental impact on 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
National Planning Policy Framework
Otterborne Village Design Statement

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.

Compton And Shawford

Ward

Colden Common And Twyford

08 Conservation

Area:

Case No: 12/00725/FUL

Ref No: W22585

Date Valid: 20 March 2012

Grid Ref: 447924 126851

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

Applicant: Winchester City Council

Proposal: Construction of cycle route

Location: Proposed Cycle Route, 23 Hockley Viaduct, Hockley Link,
Winchester, 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 Details of the permeability, materials and type of construction proposed for the cycle route, and details of a programme for the making up of the cycle route; shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before use of this development.

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

3 Prior to the commencement of the development hereby permitted soft landscape details shall be submitted to and approved by the Local planning Authority and shall include the following as relevant:

- planting plans

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

4 Should the works not have commenced prior to August 2012, prior to commencement of development an update badger survey of the impacted area shall be carried out, the results of which, along with the details of any badger mitigation measures required to proceed with the works, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented as approved.

Reason: In order to ensure that any badger activity is taken into account at the point of implementation.

5 Works shall be carried out in accordance with the Dormouse Method Statement (EPR, undated September 2011).

Reason: In order to avoid any impact on Dormice.

6 Prior to commencement, a scheme of biodiversity enhancements (including details of implementation) in line with the measures set out in the Opportunities and Constraints section of the Ecological Appraisal (EPR, September 2011) shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented as approved.

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

7 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 09-95-090312 WCC written by Mark Harrison of Harrison Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site, and thereafter retained during construction work.

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 the Arboricultural Impact Appraisal and Method Statement 09-95-090312 WCC.

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.

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, CE10, CE28, RT9
South East Plan 2009: CC6, C4

3. 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. 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 09-95-090312 WCC. Telephone 01962 848403.

5. 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. Telephone 01962 848403.

6. 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.

7. 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.

SDNP APPLICATIONS

	Compton And Shawford	Ward	Colden Common And Twyford
01	Conservation Area:		
	Case No:	12/00726/SFUL	
	Ref No:	W22585/01	
	Date Valid:	20 March 2012	
	Grid Ref:	447924 126851	
	Team:	3_SDNP	Case Officer: Miss Megan Birkett
	Applicant:	Winchester City Council	
	Proposal:	Construction of cycle route	
	Location:	Proposed Cycle Route, 23 Hockley Viaduct, Hockley Link, Winchester, 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 Details of the permeability, materials and type of construction proposed for the cycle route, and details of a programme for the making up of the cycle route; shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before use of this development.

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

3 Prior to the commencement of the development hereby permitted soft landscape details shall be submitted to and approved by the Local planning Authority and shall include the following as relevant:

- planting plans

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

4 Should the works not have commenced prior to August 2012, prior to commencement of development an update badger survey of the impacted area shall be carried out, the results of which, along with the details of any badger mitigation measures required to proceed with the works, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented as approved.

Reason: In order to ensure that any badger activity is taken into account at the point of implementation.

5 Works shall be carried out in accordance with the Dormouse Method Statement (EPR, undated September 2011).

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

7 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 09-95-090312 WCC written by Mark Harrison of Harrison Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site, and thereafter retained during construction work.

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 the Arboricultural Impact Appraisal and Method Statement 09-95-090312 WCC.

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.

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, CE10, CE28, RT9
South East Plan 2009: CC6, C4

3. 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. 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 09-95-090312 WCC. Telephone 01962 848403.

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6. 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.

7. 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.

Bishops Waltham

Ward

Bishops Waltham

02 Conservation

Area:

Case No: 11/02620/SFUL

Ref No: W11970/09

Date Valid: 22 November 2011

Grid Ref: 455134 119246

Team: 3_SDNP

Case Officer: Elaine Walters

Applicant: Mr & Mrs Byers

Proposal: Retention of partial cover over existing horse walker

Location: Ashton Farm, Ashton Lane, Bishops Waltham, Southampton, Hampshire, SO32 1FR

Officer PER

Recommendation

:

Committee Decision:

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

1 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.

Informatives

1. This permission is granted for the following reasons:

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

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

South East Plan 2009: C2

Winchester District Local Plan Review 2006: DP.3, CE.5, RT.11

National Planning Policy Guidance/Statements: PPS1, PPS7
