

PLANNING DEVELOPMENT CONTROL COMMITTEE

21 June 2012

Attendance:

Councillors:

Jefferies (Chairman) (P)

E Berry (P)

Clear (P)

Evans

Izard

Johnston (P)

Lipscomb

McLean (P) (except for items 2 & 3)

Pearce (P)

Read (P)

Ruffell (P)

Scott (P)

Deputy Members:

Councillor Gottlieb (Standing Deputy for Councillor Lipscomb)

Councillor Rutter (Standing Deputy for Councillor Izard)

Others in attendance who addressed the meeting:

Councillors Nelmes and Hutchison

Others in attendance who did not address the meeting:

Councillor Tait

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 24 May 2012 be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

(Report PDC937 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 Gottlieb declared a personal and prejudicial interest in respect of Items 2 & 3 (WCC) as he was a close associate of the parties that had registered to speak. He therefore left the room during the consideration of these items and did not speak or vote thereon.

Councillor Read declared a personal (but not prejudicial) interest in respect of Item 5 (WCC) as he was acquainted with one of the objectors. He 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: Car Park, Upper Brook Street, Winchester – 12/00440/FUL

The Committee had informally visited the site on 19 April 2012, at the invitation of the Head of Planning Management. Councillor Gottlieb, McLean and Clear explained that, whilst they had been unable to attend the site visit, they knew the area well and therefore considered that they had adequate information to determine the application.

The Head of Planning Management advised that, following the publication of the Report, correspondence had been received from English Heritage regarding archaeology and views of the Cathedral and that they required more time to consider these issues in greater depth. Although officers considered that these issues had been covered in the Report, the Head of Planning Management proposed an amendment to the recommendation to approve, with a caveat that if English Heritage made a significant objection to the scheme it would be referred back to Committee.

The Head of Planning Management also explained that an amended site plan had been received from the applicant which illustrated vehicle tracking for the proposed car park, reduced the number of staff car parking spaces by one (to a total of 20) and the reduced the area of planting in the north west corner of the site. The Head of Planning Management explained that these changes were acceptable and did not alter the recommendation to approve.

Following the publication of the Report, further comments had been received from the Head of Landscape and Open Spaces with a response from the Head of Planning Management as set out in the Update Sheet. The Head of Planning Management also explained that a further condition was required regarding details of the proposed solar panels.

As a further addition to the Report, the Head of Legal Services explained that the issues the Report proposed be sought through a Section 106 Agreement should (as the Council was the landowner) be secured instead through Planning Conditions and that the highway issues be the subject of a Section 278 Grampian Condition, and that the parking and access issues be addressed by the production of a satisfactory parking management scheme.

All of the above updates and changes were agreed and authority was delegated to the Head of Planning of Management to agree detailed wording of the new and amended conditions (in consultation with the Chairman).

Councillor Nelmes (a Ward Member) raised concerns regarding the application and Dr Roberts and Mr Lowe spoke in support.

In summary, Councillor Nelmes raised concerns regarding the durability of the proposed flat roof and the re-introduction of two way traffic for a small stretch of Upper Brook Street at its junction with Friarsgate. Councillor Nelmes also reminded the Committee of the immobility of a great many of the surgery's patients and that her experiences of the existing St Clements Surgery had demonstrated that the proposed three disabled parking spaces would be inadequate. In addition, the plans appeared to provide no space for taxis. Councillor Nelmes raised no objection to the design of the building.

In response the Committee noted that the County Council had raised no objection to the proposed two-way traffic; that the number of proposed disabled parking spaces met the required standards and that the proposed ambulance lay-by was likely to be used by taxis as a drop off point.

However, during debate, the Committee agreed that (mindful of the probable operational requirements) the applicant be asked to consider changing the designation of some of the proposed staff car parking spaces for the use of disabled visitors.

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 conditions as amended above (detailed wording delegated to the Head of Planning Management in consultation with the Chairman) to include the conditions to be substituted for the proposed Section 106 Agreement requiring that the highway issues be the subject of a Section 278 Grampian Condition, and that the parking and access issues be addressed by the production of a satisfactory parking management scheme, together with a further condition in respect of the solar panels and the caveat regarding a possible objection from English Heritage.

Item 2: Church Farm, Woodman Lane, Sparsholt – 10/02851/FUL

Mr Osman (husband of the agricultural tenant) and Mrs Horrill (Sparsholt Parish Council) spoke against 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.

Item 3: Church Farm, Woodman Lane, Sparsholt – 10/02852/LBC

Given the above related decision, Mr Osman and Mrs Horrill chose not to speak on this related item.

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

Item 4: 29 Colley Close, Winchester - 12/00935/FUL

Mr Trott (local resident) spoke against the application and Mr Merritt (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, subject to an amendment to Condition 2 to include "all elevations".

Item 5: 7 Greenhill Avenue, Winchester –12/00813/FUL

The Head of Planning Management explained that, following the publication of the Report, two additional letters in objection to the application had been received, which raised concerns regarding loss of daylight, the structural impact on the row of terraces, noise from the flue and non-material considerations (building over drains and access during development).

The Head of Planning Management also proposed changes to the conditions set out in the Report. In summary, these related to Condition 2 (regarding materials), a new condition 4 (removal of the high level windows on the southern elevation), condition 5 (regarding the flue for the stove) and condition 6 (no development permitted by Class G to prevent the future installation of a chimney or flue, without the consent of the planning authority). These were agreed by the Committee.

Mr Miles (local resident) and Councillor Hutchison (a Ward Member) spoke against the application and Mrs Gilmore (wife of the applicant) spoke in support.

In summary, Councillor Hutchison highlighted the concerns of the City of Winchester Trust regarding the application, its visibility from Greenhill Road and the potential loss of light the proposal would have on the amenity of neighbouring properties.

In response, the Head of Planning Management explained that whilst the application would be seen from Greenhill Road, and that it would have an effect on neighbouring properties, it was recommended that these would not be sufficiently significant to sustain reasons for refusal.

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 as amended above.

Item 6: 11 Ashley Close, Harestock – 12/00600/FUL

Mrs Thompson (local resident) spoke against 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.

Item 9: Bramble Cottage, Liberty Road, Newtown – 12/01091/FUL

Mr Tutton (neighbour's agent) spoke against the application and Mr McDermott (applicant's agent) spoke in support.

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

The following items had no speakers during public participation:

Item 7: 2 Alresford Drove, South Wonston - 12/00651/FUL

Subsequent to the publication of the Report, the Head of Planning Management explained that the applicant had withdrawn the element of the application which comprised the annexe accommodation above the garage.

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 the deletion of the annexe accommodation above the garage.

Item 8: Compton Nursery, Otterbourne Road, Compton. - 12/00857/FUL

This application had been referred to Committee because the applicant, former Councillor Beckett, was until May 2012 the Leader of Council.

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

RESOLVED:

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 (Car Park, Upper Brook Street, Winchester) planning permission be granted, subject to the conditions set out in the Report and the amended conditions (detailed wording delegated to the Head of Planning Management in consultation with the Chairman) regarding the Section 106 Agreement, that the highway issues be the subject of a Section 278 Grampian Condition, and that the parking and access issues be addressed by the production of a satisfactory parking management scheme, together with a further condition in respect of the solar panels and the caveat regarding a possible objection from English Heritage.

(ii) That, in respect of Item 4 (29 Colley Close, Winchester) planning permission be granted, subject to the conditions set out in the Report with condition 2 amended to include “all elevations”.

(iii) That, in respect of Item 5 (7 Greenhill Avenue, Winchester) planning permission be granted, subject to the conditions set out in the Report with amendments relating to condition 2 (regarding materials), a new condition 4 (removal of the high level windows on the southern elevation), condition 5 (regarding the flue for the stove) and condition 6 (no development permitted by Class G, to prevent the future installation of a chimney or flue, without the consent of the planning authority).

(iv) That, in respect of Item 7 (2 Alresford Drove, South Wonston) planning permission be granted, subject to the conditions set out in the Report, with the deletion of the annexe accommodation above the garage.

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

There were no items within the area of the SDNP at this meeting.

3. **PLANNING APPEALS – SUMMARY OF DECISIONS (1 JANUARY-31 MARCH 2012)**

(Report PDC936 refers)

During discussion on the Report, Members expressed regret that the Pitt Manor application had not be determined by the Committee.

RESOLVED:

That the Report be noted.

4. **AFFORDABLE HOUSING – FREEMAN’S YARD, SCHOOL LANE, CHERITON**

(Report PDC937 refers)

The Head of Housing Strategy and Development explained that the changes proposed in the Report were a necessary response to Government changes in housing finance.

RESOLVED:

That the Section 106 Legal Agreement be varied to:

- a) Include *affordable rent* within the definition of affordable housing.

- b) Require that, in the case of *Affordable Rent*, for tenancies to be a minimum of 6 years, 11 months.
- c) Limit, in the case of Affordable Rent, rent levels to those set out in the Report, other than in accordance with arrangements made for annual rental increase established by the HCA.

The meeting commenced at 9.30am and adjourned for lunch between 12.50pm and 1.30pm and concluded at 3.35pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

21.06.2012

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Winchester Town

Ward

St Bartholomew

- 1 **Conservation Area:** Winchester Conservation Area
- Case No:** 12/00440/FUL
- Ref No:** W00374/04
- Date Valid:** 8 March 2012
- Grid Ref:** 448302 129617
- Team:** 2_STH **Case Officer:** Mr Simon Avery
- Applicant:** Winchester City Council
- Proposal:** Construction of a new primary care facility, consisting of 18 consulting rooms, 3 treatment rooms, waiting space, offices and a pharmacy; external works include ancillary spaces, car parking and hard and soft landscaping, including alterations to the footway
- Location:** Car Park, Upper Brook Street, Winchester, Hampshire
- Officer:** PER
- Recommendation:**

Committee Decision:

That provided English Heritage does not raise a significant objection that planning permission be granted subject to the following conditions:-

(NB In the event that English Heritage does raise a significant objection, the application will be referred back to the Planning Committee for further consideration).

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. These details shall include samples board of materials for the building and hard landscape. 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 details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- means of enclosure;
- hardsurfacing materials;
- street furniture
- refuse or other storage units;
- signs;
- lighting;
- security measures for the side alley.

Soft landscape details shall include the following as relevant:

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

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

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

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

5 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. The works hereby permitted shall be carried out in accordance with the approved details.

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

6 Details of the siting and design and method of fixing of any external meter boxes, metal ducting, flues and utilities servicing or pipes to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. None of these features shall be sited on the front elevations of the building unless otherwise agreed in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

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

7 No development shall take place until large scale (1:20) fully annotated sections, plans and elevations of all of the different external components of the building 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 No development, or site preparation prior to development which has any effect on disturbing or altering the level or composition of the land, shall take place within the site until the applicant (or their agents or successors in title) has secured and implemented a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

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

9 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement (AIA & MS) reference TF/DR/871 written by Alan Richardson of tree : fabric and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site. No arboricultural works shall be carried out to trees other than those specified and in accordance with this AIA & MS. Any deviation from works prescribed or methods agreed in this AIA & MS shall be agreed in writing to the Local Planning Authority. The Arboricultural Officer shall be informed once protective measures have been installed, and prior to the commencement of construction of special surfacing under tree canopies so that these measures and works can be inspected and deemed appropriate and in accordance with TF/DR/871. Telephone 01962 848403.

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

10 Before telecommunications/air conditioning/refrigeration 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.

11 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.

12 Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites - code of practice and Contaminated Land Reports 7 to 11 or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future

maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

13 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of 12 c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of condition 12 c) 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.

14 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.

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

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

16 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.

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

17 Works shall be carried out in line with the recommendations set out within section 4 of the Phase I Ecological Assessment (Ecosa, 5 March 2012) unless otherwise approved in writing by the Local Planning Authority.

Reason: to secure ecological mitigation and biodiversity enhancements.

18 No development shall take place until details and samples of the artwork for the undercroft, to be produced by a local artist, 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 high quality public realm is created in the interests of the character and appearance of the area.

19 Before the building hereby approved is first brought into use, a car parking and access management plan shall be submitted to and approved in writing by the Local Planning Authority. This management plan shall provide details of access arrangements to the public car park and public access to the building itself. The use of the building and car park shall thereafter accord with the provisions as set out in the approved management plan.

Reason: In the interests of highway safety and local amenity.

20 No development shall commence until the applicant has entered into a Section 278 agreement with Hampshire County Council to ensure that:

(i) a shared surface is provided incorporating the verge on the north west side of Upper Brook Street, a section of the road itself and the surface leading up to the entrance of the new surgery;

(ii) off-site highway works on land owned by HCC to provide alterations to the current highway arrangement including the stopping up of the exit from the existing car park onto Friarsgate and the change of the end section of Upper Brook Street from one-way to two-way traffic.

These works shall be completed before the building hereby approved is first brought into use.

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

21 Prior to the commencement of works on site details of photovoltaic panels to be provided on the roof of the building shall be submitted to and approved in writing by the Local Planning Authority. Works 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.

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: SP.3, BE.6, CC.4, T.4, NRM.9, TC.1 - TC.2

South East Plan 2009: DP1, DP3, DP4, DP9, HE1, HE2, HE4, HE5, SF1, SF6, T1, T2, T3, T4, T5, W1, W7.

3. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH, Tel 01962 858688 or www.southernwater.co.uk

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

5. 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.

Sparsholt Ward Sparsholt

2 Conservation Sparsholt Conservation Area
Area:
Case No: 10/02851/FUL
Ref No: W18849/03
Date Valid: 13 December 2010
Grid Ref: 443744 131110
Team: WEST **Case Officer:** Nick Parker
Applicant: Trustees Of D Martineau Will Trust
Proposal: (AMENDED PLANS-23/09/11) Proposed redevelopment comprising 7 no. dwellings (to include 3 no. affordable) and conversion of existing redundant farm building to form 1 no. further dwelling
Location: Church Farm, Woodman Lane, Sparsholt, Hampshire
Officer PER
Recommendation:

Committee Decision:

Permission be GRANTED subject to the applicant completing the legal agreement in respect of financial contributions for £9,711.00 (Public Open Space Contribution), and for £35,096 (Highways Contribution Policy), and the provision of 3 affordable housing units (units 3-5).

(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 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 and to reinforce local character in the interests of the amenities of the area.

3 Sample panels of all new facing brickwork and flintwork showing the proposed

brick types, flints colour, texture, face bond and pointing shall be provided on site and the sample panel approved in writing by the Local Planning Authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed.

Reason: To ensure that the development presents a satisfactory appearance and to reinforce local character in the interests of the amenities of the area.

4 Details in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- (a) large scale elevations 1:10 of the window and 1:2 sections showing:-
- (i) the new sill in relation to the opening in which it is to be set.
 - (ii) the mouldings to be used on any glazing bars.
 - (iii) the relationship of the opening window to the frame.

Reason: To ensure that the development presents a satisfactory appearance and to reinforce local character in the interests of the amenities of the area.

5 Any alterations and repairs to brickwork shall be carried out utilising matching materials, brick bond and jointing details to those on the existing building. If there is some doubt as a range of different mortars and jointing details have been used on the existing building then details are to be agreed in writing with the Local Planning Authority prior to the commencement of work.

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

6 No development shall take place until full details of a scheme for the storage and disposal of refuse; details of the finished ground floor levels of the proposed buildings together with the relationship of the levels to the levels of any existing adjoining buildings and to the contours to be formed and earthworks to be undertaken. The works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed with the local planning authority.

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

7 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 ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

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

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

9 Detailed proposals for the disposal of foul and surface water in a sustainable way shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. Permeable paving shall be used on all drives and hardstandings unless otherwise agreed in writing by the local planning authority. The approved details shall be fully implemented before the dwellings are occupied.

Reason: In order that the development is drained in a sustainable manner to conserve water.

10 Prior to commencement of the works a scheme of biodiversity enhancements including timing provisions shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented through the works (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 protect and enhance the biodiversity interests of the site.

11 Tree protective measures, including fencing and ground protection, in accordance with the revised Arboricultural Report (tree survey, tree protection plan, arboricultural method statement) dated 14th November 2011 written by Simon Stephens of S J Stephens Associates 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 Tree Protection Plan ref. 337/001 Nov 2011 (telephone 01962 848317). 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. No arboricultural works shall be carried out to trees other than those specified and in accordance with the approved method statement and tree

protection plan. Any deviation from works prescribed or methods agreed in accordance with Method Statement 9341-AIA2-PB and Tree Protection Plan BT3 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

12 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 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 cleared sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

13 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.

14 The proposed private access driveway, shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure satisfactory means of access in the interests of highway safety.

15 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 37 metres (looking west) and 2.4m by 36m (looking east) shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

17 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable a 9.8m long refuse freighter using the site to enter and leave in a forward gear. The turning space shall subsequently

be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

18 The private access drive shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection (in accordance with the approved details) from the site [less the final carriageway surfacing] to an existing highway.

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

19 Prior to the commencement of development details of the replacement hedgerow to be planted behind the visibility splay hereby approved under condition 15 of this consent at manor Cottages, Woodman Lane shall be submitted to and approved in writing by the Local Planning Authority. The approved replacement hedgerow shall be planted in the first planting season following the occupation of the buildings or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any 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

20 Before the development hereby approved is first brought into use, a minimum of 16 car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.

Reason: To make proper provision for off street parking.

21 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 Local Planning Authority:

a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;

b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top

study;

c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

22 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of condition 21 (c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions 21 (c) 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.

23 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 in the interests of the safety and amenity of future occupants and to protect the water environment from potential contamination identified during development works.

24 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.

Reasons: To protect the water environment.

25 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 B and C of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

26 Prior to the commencement of development details of the measures to secure traffic calming and warning signs at the junction of the track with the Sparsholt Footpath No. 5 shall be submitted to and approved in writing by the Local planning Authority. The approved measures shall be implemented prior to the occupation of the dwellings hereby permitted.

Reason: In order to minimise the potential for conflict between the vehicular use of the track and the pedestrian use of the Sparsholt Footpath No.5 in the interests of highway safety.

Informatives

1. This permission is granted for the following reasons:

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

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

South East Plan 2009

SP3 (urban focus for development), CC4 (sustainable design and construction), CC.6 (character of the environment), H.1 (housing provision), H.3 (affordable housing), H.4 (housing mix), H.5 (housing design/density), T4 (parking), NRM 1-5 (water and biodiversity), BE4 (role of small rural towns), BE6 (management of the historic environment)

Winchester District Local Plan Review

DP3 (design), DP4 (landscape), DP9 (social and physical infrastructure), CE5 (landscape character areas), CE10 (habitats and species), H3 (defined policy boundaries), H5 (affordable housing), H7 (density and housing mix), RT4 (provision of public open space), T1 (sustainable transport), T2 (access) and T3 (layout).

3. All precautions must be taken to avoid discharges and spills to ground both during and after construction.

For advice on pollution prevention measures, the applicant should refer to our guidance 'PPG1 - General guide to the prevention of pollution', which is available on our website.

It is proposed to dispose of foul water via a package treatment plant to soakaway. This will require an Environmental Permit from the Environment Agency. The soakaway must not be located in any areas of contamination. Please refer to

<http://www.environment-agency.gov.uk/business/topics/water/110593.aspx>

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

Sparsholt Ward Sparsholt

- 3 Conservation Sparsholt Conservation Area**
Area:
Case No: 10/02852/LBC
Ref No: W18849/04LBCA
Date Valid: 13 December 2010
Grid Ref: 443744 131110
Team: WEST **Case Officer:** Nick Parker
Applicant: Trustees Of D Martineau Will Trust
Proposal: Demolition of redundant agricultural buildings
Location: Church Farm, Woodman Lane, Sparsholt, 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 Demolition shall not take place until a contract has been formed for the carrying out of the works permitted via application 10/02851/FUL.

Reason: In order to ensure a suitable replacement scheme will be implemented prior to demolition in accordance with the requirements of policy HE7 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: Policy HE7

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.

Winchester Town

Ward

St Bartholomew

4 Conservation

Area:

Case No: 12/00935/FUL

Ref No: W22597

Date Valid: 12 April 2012

Grid Ref: 448435 131306

Team: 2_STH

Case Officer: Mrs Anna Hebard

Applicant: Mr D Merritt

Proposal: (HOUSEHOLDER) First floor extension over existing flat roofed garage

Location: 29 Colley Close, Winchester, Hampshire, SO23 7ES

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the extension and existing elevations (including windows, roof materials and eaves details) 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the first floor side elevation(s) of the extension hereby permitted.

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

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

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3

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

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

Winchester Town

Ward

St Paul

5 Conservation

Area:

Case No: 12/00813/FUL

Ref No: W22586

Date Valid: 10 April 2012

Grid Ref: 447151 129718

Team: 1_NTH

Case Officer: Heather Adams

Applicant: Mr A Gilmore

Proposal: (HOUSEHOLDER) Demolition of existing rear addition and erection of a new single storey ground floor extension; two storey first floor extension and loft conversion.

Location: 7 Greenhill Avenue, Winchester, Hampshire, SO22 5ED

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall accord with the details set out in the submitted Design and Access Statement.

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

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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the north or south elevation(s) of extension hereby permitted.

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

4 Notwithstanding the details shown on the approved plans csp/513/10 and csp/513/13, the high levels windows to the southern elevation of the 2 storey extension shall be omitted from the development.

Reason: To reduce the impact of the development on the neighbouring property, 8 Greenhill Avenue.

5 Notwithstanding the details shown on the approved plans csp/513/10, csp/513/12 and csp/513/13 the flue serving the wood burning stove shall not be installed until full details of its design; construction and function have been submitted and agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of neighbouring properties.

6 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 G of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of neighbouring properties.

Informatives

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

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

Winchester District Local Plan Review 2006: DP3

Littleton And Harestock

Ward

Littleton And Harestock

6 Conservation

Area:

Case No: 12/00600/FUL

Ref No: W17833/02

Date Valid: 9 March 2012

Grid Ref: 446332 131305

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

Applicant: Mr & Mrs A Wilson

Proposal: (HOUSEHOLDER) Two storey side extension

Location: 11 Ashley Close, Harestock, Winchester, Hampshire, SO22
6LR

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 extension hereby permitted shall match those used in the existing building.

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

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

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

Informatives

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

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

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

Winchester District Local Plan Review 2006: DP3

South Wonston

Ward

Wonston And Micheldever

7 Conservation

Area:

Case No: 12/00651/FUL

Ref No: W00491/10

Date Valid: 14 March 2012

Grid Ref: 447222 136260

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

Applicant: Mr J Bond and Mr A Keeney

Proposal: (HOUSEHOLDER) New front porch; single storey side extension; enlargement of existing dormer; creation of habitable accommodation above existing garage

Location: 2 Alresford Drove, South Wonston, Winchester, SO21 3HW

Officer: PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

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

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

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 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, CE23

Compton And Shawford

Ward

Compton And Otterbourne

8

Conservation

Area:

Case No: 12/00857/FUL

Ref No: W01158/05

Date Valid: 13 April 2012

Grid Ref: 446350 124090

Team: 1_NTH

Case Officer: Heather Adams

Applicant: Mr And Mrs G Beckett

Proposal: (HOUSEHOLDER) Single storey extension to provide annexe accommodation

Location: Compton Nursery, Otterbourne Road, Compton, Winchester, Hampshire, SO21 2RT

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

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

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

3 The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling. The dwellinghouse extended as hereby permitted shall only be used as a single unit of accommodation and shall not be subdivided, separated or altered in any way so as to create two or more separate units of accommodation.

Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

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, CE2, CE23

Soberton

Ward

Swanmore And Newtown

9 Conservation

Area:

Case No: 12/01091/FUL

Ref No: W21661/02

Date Valid: 2 May 2012

Grid Ref: 460309 113804

Team: 2_STH

Case Officer: Mrs Anna Hebard

Applicant: Mr Keith Graetz

Proposal: (HOUSEHOLDER) Single storey side extension and single storey rear extension (RESUBMISSION)

Location: Bramble Cottage, Liberty Road, Newtown, Fareham, Hampshire, PO17 6LB

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 extension hereby permitted shall match those used in the existing building.

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

Informatives

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 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 CE23

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. 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.
