

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**20 June 2013**

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans (P)

Gottlieb (P) items WCC01-07 only

Izard (P)

Johnston (P) items WCC01-07 only

Lipscomb

McLean

Pearce (P) items WCC01-07  
only

Pearson (P) items WCC01-  
11 only

Read (P)

Deputy Members

Councillor Bodtger (Standing Deputy for Councillor Lipscomb) items  
WCC01-08 only

Councillor Phillips (Standing Deputy for Councillor McLean)

Others in attendance who addressed the meeting:

Councillors Clear, Cook, Mather, Sanders, Scott and Tait

Others in attendance who did not address the meeting:

Councillors Humby and Weston

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1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held  
on 23 May 2013, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**  
(Report PDC967 and Update Sheet refers)

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

The Committee agreed to receive the Update Sheet as an addendum to  
Report PDC967.

Councillor Pearson declared a personal (but not prejudicial) interest in respect  
of Item 7 as he was previously a member of Swanmore Parish Council, but

had not been party to any of its discussions with regard to the application and he spoke and voted thereon.

Councillor Pearson declared a personal and prejudicial interest in respect of Item SDNP01 as the applicants, Mr and Mrs Fox, were close associates. He left the room during its consideration and took no part in the debate or vote thereon.

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

The following items had speakers during public participation:

Item 1: Change of use of property from B1 (office) to A3 (restaurant and café delicatessen) - Abbey Mill, Colebrook Street, Winchester - 13/00023/FUL

The Committee referred to the Update Sheet which included details of additional Conditions 10 and 11 which were proposed in response to an ecological survey related to bats and also an amendment to existing Condition 7 in response to a Noise Impact Assessment, details of which had both been submitted since publication of the Report.

Mr Ashton (resident) and Councillors Sanders, Mather and Tait (Ward Members) spoke against the application and Mr Warren (Head of Estates, Winchester City Council – the applicant), Mr Wiltshire (architect) and Mr Greacen (representing the proposed leaseholder – River Cottage) spoke in support. After their deputations, Mr Ashton, Councillor Sanders, Mr Warren, Mr Wiltshire and Mr Greacen responded to the Committee's questions.

In summary, Councillors Sanders referred to policy SF3 of the Winchester District Local Plan which specified that new A3 development should only occur away from residential areas and areas of historical importance, unless sufficient controls could be put in place to prevent noise and nuisance. He suggested that in this instance, this was a clear reason to refuse the application. Councillor Sanders advised that the majority of residents surveyed in Colebrook Street were opposed to the application and were concerned at disturbance related to the premises from additional traffic (including deliveries) and noise from customers leaving late at night and from eating outside.

Councillor Mather advised that she endorsed the concerns of local residents with regard to their loss of amenity and also drew attention that the proposal was likely to be contrary to policy SF3. Councillor Mather doubted that sufficient controls could overcome these fears, due to the close proximity of residents and also the level of activity proposed. Customers were also likely to park as close as possible to the premises and there would be additional disturbance from staff and deliveries etc. Finally, Councillor Mather was concerned that recent deregulation of aspects of the licensing regime may result in the restaurant potentially becoming a venue for live music.

Councillor Tait reminded the Committee that the application was for change of use and that various assumptions had been made with regard to the proposed

leaseholder which could not be substantiated. This included the possibility of the proposed tenant selling the lease to another tenant. He had also been disappointed that the leaseholder had not engaged with the local community with regard to their planned operation from the building. Councillor Tait also described potential disturbance to local residents from customers locating parking spaces close to the restaurant.

In response and during subsequent discussion, the Head of Development Management explained that the likely impact from the proposals on the amenity of the local area had been assessed and was not considered sufficient as to be contrary to policy SF3 of the Winchester District Local Plan. Furthermore, as the restaurant would contribute to the vitality of the area and also complement the open space of the adjacent Abbey Gardens, this would outweigh the loss of the existing B1 use of the building.

The Committee referred to potential noise disturbance resultant from the change of use of the building and the proposed controls to mitigate as set out in conditions. It was acknowledged that licensing of the premises would also help control aspects related to the operation of the restaurant; however, the Head of Development Management advised that an informative could be added to request that the tenant remind customers to leave the premises quietly. With regard to a proposed outside decked seating area, the Committee agreed that an additional condition should be imposed to require screening at its edge to help attenuate potential disturbance from customers to nearby homes, as well as an additional landscaping condition for the enhancement of the area to the east of the outdoor seating area. Members also referred to the hours that the area could be used and considered that this should be later on Sunday and Bank Holiday mornings than the proposed 0800. Condition 3 should therefore be amended to specify that this should instead be from 0900.

The Committee acknowledged that there was likely to be some additional disturbance to residents from traffic, including from deliveries. It was noted that a Transport and Delivery Statement specified that deliveries to the site would be restricted to between 0900 and 1600 and that the restaurant had demonstrated that its ethos was to utilise local suppliers, who were likely to use smaller vehicles. It was agreed that an additional condition requiring the submission of a Delivery Management Plan should be imposed (the precise wording to be delegated to the Head of Development Management) and an Informative should remind the leaseholder of their commitment to use small delivery vehicles as far as possible. In addition to this, Condition 2 should be further amended to specify that there should be no deliveries on Sundays.

With regard to the refurbishment of the building, it was noted that a new foot bridge was to be constructed in front of the portico to provide level access to the building. The Committee agreed that a condition should be added requiring further details of its design to be submitted for approval, the wording to be delegated to the Head of Development Management.

At conclusion of debate, the Committee agreed to grant planning permission for the change of use of the property for the reasons (and subject to the

conditions) set out in the Report and subject to the additional conditions and informatives as described above (including amended conditions 7, 10 and 11 in the Update Sheet) with their exact wording delegated to the Head of Development Management. In summary, these included additional Informatives with regard to the implementation of the tenant's proposals for the use of small delivery vehicles and that the tenant remind customers to leave the premises quietly, amendments to Condition 2 to specify that there should be no deliveries on Sundays, an additional condition to require the submission and implementation of a screen for the outdoor seating area and a landscaping scheme, amended Condition 3 to specify that the outside eating area could only be utilised after 0900 on Sundays and Bank Holidays, an amendment to condition 7 to refer only to external lighting, additional conditions 10 and 11 in respect of biodiversity enhancement and bat conservation measures, an additional condition requiring submission and implementation of details of the proposed footbridge and an additional condition requiring submission of a Delivery Management Plan.

Item 2: Internal and External alterations - Abbey Mill, Colebrook Street, Winchester - 13/00024/LIS

In light of the Committee's decision to grant planning permission for the change of use of the property at Item 1 above, those registered for public speaking declined to make their deputations.

The Committee noted that this application was for proposed internal and external changes to the property and was an associated application to Items 1, 3, and 4.

Following debate, the Committee agreed to grant listed building consent for the reasons (and subject to the conditions) as set out in the Report. The Head of Historic Environment advised that the Committee's decision was subject to approval by the Secretary of State as the application had been made by the City Council. [Note: checks made subsequent to the meeting indicated that the application had in fact been submitted by the proposed tenant, and therefore the listed building consent could be issued by the City Council without such approval.]

Item 3: Advertisement consent - 1no externally illuminated fascia sign and 2no. non-illuminated fascia signs - Abbey Mill, Colebrook Street, Winchester - 13/00759/AVC

In light of its decision to grant planning permission for the change of use of the property and listed building consent at Items 1 and 2 above, those registered for public speaking declined to make their deputations.

The Head of Development Management drew attention to the Update Sheet which referred to amended plans submitted and the amended description of the application (as replicated above). Only signs 5, 6 and 7 were now proposed.

Following debate, the Committee agreed to grant advertisement consent necessary for the fascia signs for the reasons (and subject to the conditions) as set out in the Report.

Item 4: 1no externally illuminated fascia sign and 2no. non-illuminated fascia signs - Abbey Mill, Colebrook Street, Winchester - 13/00768/LIS

In light of its decision to grant planning permission for the change of use of the property and listed building and advertisement consent at Items 1, 2 and 3 above, those registered for public speaking declined to make their deputations.

The Head of Development Management drew attention to the Update Sheet which referred to amended plans submitted and the amended description of the application (as replicated above). Only signs 5, 6 and 7 were now proposed.

Following debate, the Committee agreed to grant listed building consent for the fascia signs for the reasons (and subject to the conditions) as set out in the Report.

Item 5: Remodelling of Worthy Down Camp – Ministry of Defence Worthy Down Camp, Winchester - 12/02351/OUT

The Committee referred to the Update Sheet which set out amended Conditions 4 and 5, amended Heads of Terms for the section 106 legal agreement with regard to footpaths, an updated representation from South Wonston Parish Council and details of a statutory nature conservation site of international importance located within 5 kilometres of the site.

Councillors Bodtger, Evans, Phillips and Read advised that they had been unable to attend the site visit held the previous day. The Councillors advised that they considered that they had enough information from the Report and from the officer's presentation to take part in the determination of the application.

Mr Rose (applicant's agent) spoke in support of the application and responded to the Committee's questions after his deputations.

During discussion, the Hampshire County Council Highway's Officer advised that he would inform Transport colleagues of the Committee's concerns of excessive traffic speeds at the junctions of Christmas Hill with Connaught Road and Downs Road and investigate whether developer contributions could be utilised to improve highway safety by way of traffic calming at these locations.

Following debate, the Committee agreed to grant outline planning permission for the reasons (and subject to the conditions) set out in the Report, the amended terms for the Section 106 Agreement, and amended conditions 4 and 5 as described above.

Item 6: Demolition of existing garage and extensions to dwelling – River View, Old Alresford – 13/00317/FUL

Councillor Cook (a Ward Member and speaking on behalf of fellow Ward Councillor Power and Old Alresford Parish Council) spoke against the application. Ms Webb (applicant's agent) and Mrs Valler (applicant) spoke in support and following her deputations, Mrs Valler responded to questions.

In summary, Councillor Cook drew attention that the dwelling was in a prominent position opposite the historic Old Alresford Green. The proposals would result in a building that was out of scale within its plot and with surrounding dwellings. Councillor Cook also referred to highway safety issues from the entrance to the site, concerns of overlooking and capacity issues for arrangements for sewage and drainage.

In response and during subsequent discussion, the Head of Development Management demonstrated that the bulk and scale of the proposals were acceptable and that its overall height was unchanged.

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

Item 7: Amended proposal – reducing number of dwellings from 75 to 71 etc – Swanmore College of Technology, New Road, Swanmore – 12/02344/FUL

The Committee referred to the Update Sheet which set out details of a consultation response received since publication of the Report from the Head of Housing (Winchester City Council) objecting to the application. The Update Sheet also summarised a letter from the applicant received since publication of the Report, clarifying a number of issues raised with regard to the proposals. The Head of Landscaping and the Highway Engineer (Winchester City Council) also reiterated reasons for their objection to the proposals. The Update Sheet also included an additional Reason for Refusal 8 with regard to inadequate provision of affordable housing.

Councillors Bodtger, Evans, Phillips and Read advised that they had been unable to attend the site visit held the previous day. The Councillors advised that they considered that they had enough information from the Report and from the officer's presentation to take part in the determination of the application.

Ms Pelly (representing local residents), and Mr Kingsland (representing Swanmore Parish Council) spoke against the application and Mr Reay (applicant's agent) and Hampshire County Councillor Huxstep spoke in support. Following their deputations, Mr Kingsland and Mr Reay responded to questions from the Committee.

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

Item 8: Demolition of structures on site and erection of 31 no retirement apartments etc – Wickham Laboratories, Winchester Road, Wickham – 13/00212/FUL

The Committee referred to the Update Sheet which set out details of viability, the applicant's intention to control pedestrian access/egress to Tanfield Park and details of an additional Condition 25 with regard to parking for 1 and 2 Lower Cottages. Condition 24 was also amended with regard to confirmation from the applicant (received since publication of the Report) of changes to the roof form adjacent to 5 Mosse Court to help alleviate overshadowing. Condition 7 was also amended to provide clarity with regard to protection of the existing brick boundary walls.

Mr Pack (on behalf of resident of 5 Mosse Court) and Councillor Clear (a Ward Member and on behalf of Wickham Parish Council) spoke against the application and Mr Shellum (applicant) spoke in support). After their deputations, each responded to questions from the Committee.

In summary, Councillor Clear advised that the Parish Council found the principle of the development acceptable, but were unhappy that the developer (as a national company) was unable to deliver sufficient contributions towards affordable housing and open space. Parking on site was also inadequate and there were concerns that this may impact on availability in Wickham Square, which was currently at a premium. However, reducing the pedestrian permeability to Tanfield Park was likely to assist. Councillor Clear also requested that the developer and Hampshire County Council revisit the need a new pedestrian crossing at Buddens Road.

In response and during subsequent discussion, the Committee noted that it had been demonstrated that the developer's contributions were appropriate in terms of the viability of the whole scheme. Should the applicant be required to achieve Code Level 5 with regard to sustainability or provide a pedestrian crossing, this was likely to reduce contributions further.

The Committee noted that although it was unlikely that there would be any material overlooking towards Lower House, it was agreed that it should be conditioned that the closest upstairs bathroom window be of obscured glass.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) set out in the Report and subject to the additional and amended conditions as described above (including amended conditions 7, 24, 25 in the Update Sheet), a requirement that the parking spaces be used for the development only, and also a new Condition to specify that there shall be no pedestrian access to Tanfield Park (in addition to this being controlled through a Section 106 agreement) and that the closest upstairs bathroom window to Lower House should be of obscured glass. The exact wording of the additional and amended Conditions was delegated to the Head of Development Management.

Item 9: Construction of a three bedroom semi-detached dwelling – 33 Drayton Street, Winchester – 13/00439/FUL

Councillor Scott (a Ward Member) and Councillor Tait (on behalf of Ward Member Councillor Green) and Mrs Chard spoke in support. After their deputations, Councillor Tait and Mrs Chard responded to the Committee's questions.

In summary, Councillor Scott advised that the proposals would not have a negative impact in the area and he drew attention to recent development in Drayton Street in the previous 10 years.

Councillor Tait advised that the applicant had local community support for the proposal to build a new family home. He also reminded that there had been much similar infill development in the area.

In response and during subsequent discussion, the Head of Development Management demonstrated how the design and size of the proposed dwelling was likely to be inappropriate at this location.

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

Item 10: Demolition of existing dwelling and erection of a 5 bedroom dwelling – Daisy Nook, South Drive, Littleton, Winchester – 13/00525/FUL

The Committee's attention was drawn to the Update Sheet which proposed amended wording to Condition 6 with regard to sustainability.

Mrs Showan (resident) spoke against the application and Mr Garry (applicant) spoke in support. Mr Garry responded to questions from the Committee following his deputation.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the Conditions) set out in the Report and the Update Sheet.

Item 11: Variation of condition 4 of permission 04/00051/FUL (conversion of garage into granny annexe) to allow annex to be used as tourist accommodation – Lansker House, Lovedon Lane, Kings Worthy – 13/00890/FUL

The Committee's attention was drawn to the Update Sheet which proposed amended wording to Condition 2 with regard to occupation of the accommodation.

Ms Webb (agent) spoke in support of the application

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



## RESOLVED:

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

(i) That in respect of Item WCC01 – Abbey Mill, Colebrook Street, planning permission be permitted subject to the Conditions in the Report and amended Conditions 7, 10 and 11 in the Update Sheet and the following (with their exact wording delegated to the Head of Development Management) :

- Additional Informatives with regard to small delivery vehicles and that the leaseholder remind customers to leave the premises quietly
- Amendments to Condition 2 to specify that there should be no deliveries on Sundays,
- An additional condition requiring details and implementation of additional screening at to the outside seating area
- An additional condition requiring submission and implementation of a landscaping scheme
- Amended Condition 3 to specify that the outside eating area could only be utilised after 0900 on Sundays and Bank Holidays.

(ii) That in respect of Item WCC05 - Ministry of Defence, Worthy Down, planning permission be permitted subject to the Conditions in the Report and amended Conditions 4 and 5 in the Update Sheet.

(iii) That in respect of Item WCC07 – Swanmore College of technology, planning permission be refused for the Reasons in the Report and additional Reason for Refusal 8 in the Update Sheet.

(iv) That in respect of Item WCC08 – Wickham Laboratories Ltd, planning permission be permitted subject to the Conditions in the Report and new Condition 25 and amended Conditions 24 and 7 in the Update Sheet and the following (with their exact wording delegated to the Head of Development Management) :

- Additional Condition to specify that there shall be no pedestrian access to Tanfield Park (in addition to this being controlled through section 106 agreement)
- Additional Condition to specify that that the closest upstairs bathroom window to Lower House should be of obscured glass
- Provision to ensure that parking spaces are provided for the development only.

(v) That in respect of Item WCC10 – Daisy Nook, South Drive Littleton, planning permission be permitted subject to the Conditions in the Report and amended Condition 6 in the Update Sheet.

(vi) That in respect of Item WCC11 – Lansker House, Lovedon Lane Kings Worthy, planning permission be permitted subject to the Conditions in the Report and amended Condition 2 in the Update Sheet.

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

Item 1: Demolition existing single storey store and construction of two storey extension, changes to existing roof form, replacements windows and doors and replacement of section of south west boundary – The Garden House, Brandy Mount, Cheriton – SDNP/13/01006/HOUS

The Committee noted that the proposals had been referred to Committee for determination as the current owner of the property is an elected Member.

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

RESOLVED:

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

The meeting commenced at 9.30am, adjourned for lunch between 1.20pm and 2.10pm and concluded at 7.30pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**20.06.2013**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON



Working in Partnership



**Winchester Town**

**Ward**

**St Michael**

**01 Conservation** Winchester Conservation Area  
**Area:**  
**Case No:** 13/00023/FUL  
**Ref No:** W00202/29  
**Date Valid:** 5 April 2013  
**Grid Ref:** 448440 129220  
**Team:** 2\_STH **Case Officer:** Mrs Megan Osborn  
**Applicant:** Winchester City Council  
**Proposal:** Change of use from B1 business use to A3 restaurant and cafe use class; demolition of the WC extension sited in the service yard on the South-West side of the building and its replacement with a new extension accommodating an escape stair and service space; minor alterations and repair to the building envelop including construction of a terrace to allow level access to main entrance and adjustments to existing fenestration  
**Location:** Abbey Mill, Colebrook Street, Winchester, Hampshire, SO23 9LH  
**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 deliveries shall be taken at or dispatched from the site except between the hours of 0900 and 1600 Monday to Saturday only. No time on Sundays or Public Holidays.

Reason: To reduce the interference with the surrounding road network.

3 The use hereby permitted shall only open to customers within the following times:  
Internal Dining - 0730 to 2330 Monday to Saturday and 0800 to 2300 on Sundays and Public Holidays.  
External Dining (including portico area) - 09:00 to 21:00 Monday to Sunday including public holidays.

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

4 Before any air handling or 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.

5 The windows marked as obscurely glazed on the plans, hereby permitted (north east, elevation 3 - plan number AE201 Rev C and south west, elevation 1 - plan number AE200 Rev D), shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, 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.

6 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 or doors or larger openings other than those expressly authorised by this permission shall, at any time, be constructed in any elevation of the development hereby permitted.

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

7 Details of any external lighting to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority before the building is first occupied. The lighting shall be installed, operated and maintained in accordance with the approved scheme.

Reason: In the interests of the amenities of the occupants of nearby properties.

8 The development hereby permitted shall be used for A3 (restaurant/café with ancillary delicatessen); and for no other purpose (including any other purpose in Class A3; of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

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

9 Before the use hereby permitted begins, a scheme for the installation of equipment to control the emission of fumes and smell from the premises shall be submitted to, and approved in writing by, the Local Planning Authority and the approved scheme shall be implemented. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

Reason: To ensure that cooking odours outside the premises are minimised in the interests of the amenity of occupiers of nearby properties.

10 Details of biodiversity enhancement, in the form of alternative bat roosting sites as highlighted in Bat Survey (2013) section 5.2, should be submitted to and approved by the Local Planning Authority before construction, and carried out in accordance with the approved details.

Reason: In order to provide adequate ecological mitigation.

11 Removal of the roof tiles, wood cladding, and soffits from the existing building shall be carried out by hand. If bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development, all work shall stop immediately and further advice sought from Natural England and/or a professional ecologist.

Reason: In the interest of nature conservation.

12 Prior to the commencement of development, details of the new bridge shall be submitted to and approved in writing by the Local Planning Authority. Details shall include plans of each elevation and a floor plan, and the materials to be used. Development shall be undertaken in accordance with the approved details.

Reason: To ensure that the appearance and detailing of the bridge is appropriate in relation to the grade 2 listed building and the character and appearance of the Winchester Conservation Area.

13 Prior to the commencement of development, details of a screen between the outdoor seating area and existing soft landscape area shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be installed before the outdoor seating area hereby permitted is first used, and thereafter retained and maintained.

Reason: To provide a visual screen from the outdoor seating area to local residents in Colebrook Street and to ensure appropriate detailing in relation to the grade 2 listed building and the character and appearance of the Winchester Conservation Area.

14 Prior to the commencement of development details of a scheme of landscaping to enhance the existing soft landscape area to the east of the outdoor seating area shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To enhance the existing landscaping in relation to the grade 2 listed building and the character and appearance of the Winchester Conservation Area.

15 Prior to the first occupation of the development hereby permitted an updated Transport and Delivery Management plan shall be submitted to and approved in

writing by the Local Planning Authority.

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

### **Informatives**

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, DP11, HE4, HE5, HE17, SF1, SF2, SF3

Winchester District Local Plan Part 1: WT1, CP6, CP9, CP10, CP11, CP17

3. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was provided with pre-application advice.

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

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

6 The applicant is advised to remind patrons using the site hereby permitted to leave the premises quietly in accordance with legal requirements of 'The Licensing Act 2003' (public nuisance) and the Environmental Protection Act 1990 (statutory nuisance).

**Winchester Town**

**Ward**

**St Michael**

**02 Conservation** Winchester Conservation Area  
**Area:**  
**Case No:** 13/00024/LIS  
**Ref No:** W00202/30LB  
**Date Valid:** 5 April 2013  
**Grid Ref:** 448440 129220  
**Team:** 2\_STH **Case Officer:** Mrs Megan Osborn  
**Applicant:** River Cottage Limited (Rob Greason)  
**Proposal:** Internal and external alterations to include demolition of the WC extension sited in the service yard on the South-West side of the building and its replacement with a new extension accommodating an escape stair and service space; minor alterations and repair to the building envelop including construction of a terrace to allow level access to main entrance and adjustments to existing fenestration  
**Location:** Abbey Mill, Colebrook Street, Winchester, Hampshire, SO23 9LH  
**Officer** PER  
**Recommendation:**

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

**Conditions/Reasons**

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.

Reason: To prevent harm to the character and appearance of the listed building.

3 No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To prevent harm to the character and appearance of the listed building.



4 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To prevent harm to the character and appearance of the listed building.

5 The new facing brickwork shall match the existing brickwork adjacent in respect of colour, texture, face bond and pointing, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.

Reason: To prevent harm to the character and appearance of the listed building.

6 The new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.

Reason: To prevent harm to the character and appearance of the listed building.

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

(a) new balustrade to bridge over mill stream in front of the Doric portico.

Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

8 No cleaning of masonry, other than a gentle surface clean using a nebulous water spray, is authorised by this consent without the prior approval by the LPA before work is begun and work shall be carried out in accordance with such approved details.

Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

9 No re-pointing of brickwork is authorised by this consent without prior approval of details. Proposals shall be submitted to and approved by the LPA before the work is begun, and the work shall be carried out in accordance with such approved proposals.

Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

10 All approved new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black unless previously otherwise approved.

Reason: To ensure that the detailing and finish maintains the architectural character and appearance of the listed building.

### **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, HE14  
Winchester District Local Plan Part 1: CP20

3. Any modifications to the approved drawings, whether for Building Control or any other reason, or any departure on site from what is shown, may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.

4. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was provided with pre-application advice.

**Winchester Town**

**Ward**

**St Michael**

**03 Conservation** Winchester Conservation Area  
**Area:**  
**Case No:** 13/00759/AVC  
**Ref No:** W00202/31A  
**Date Valid:** 8 April 2013  
**Grid Ref:** 448440 129220  
**Team:** 2\_STH **Case Officer:** Mrs Megan Osborn  
**Applicant:** River Cottage  
**Proposal:** (AMENDED DESCRIPTION) 1 no. externally illuminated fascia sign and 2 no. non-illuminated fascia signs to be mounted on building  
**Location:** Abbey Mill, Colebrook Street, Winchester, Hampshire, SO23 9LH  
**Officer** PER  
**Recommendation:**

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

**Conditions/Reasons**

1 This consent shall be for a limited period of five years from the date of this notice.

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

2 Any advertisements displayed and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

3 Any structure or hoarding erected or used principally for the purpose of display of advertisements shall be maintained in a safe condition.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

4 Where an advertisement is required, under the Control of Advertisement Act 2007, to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the provisions of the Control of Advertisement Act 2007 .

5 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

6 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

### **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, HE11  
Winchester District Local Plan Part 1: None

3. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit.

**Winchester Town**

**Ward**

**St Michael**

**04 Conservation** Winchester Conservation Area  
**Area:**  
**Case No:** 13/00768/LIS  
**Ref No:** W00202/32LB  
**Date Valid:** 8 April 2013  
**Grid Ref:** 448440 129220  
**Team:** 2\_STH **Case Officer:** Mrs Megan Osborn  
**Applicant:** River Cottage  
**Proposal:** (AMENDED DESCRIPTION) 1 no. externally illuminated fascia sign and 2 no. non-illuminated fascia signs to be mounted on building  
**Location:** Abbey Mill, Colebrook Street, Winchester, Hampshire, SO23 9LH  
**Officer** PER  
**Recommendation:**

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

**Conditions/Reasons**

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

**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, HE11, HE14

3. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
  - updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
- In this instance the applicant was updated of any issues after the initial site visit.

**Kings Worthy**                      **Ward**                      **Kings Worthy**

**05 Conservation**

**Area:**

**Case No:** 12/02351/OUT

**Ref No:** W21842/04

**Date Valid:** 7 November 2012

**Grid Ref:** 447841 134869

**Team:** 1\_NTH                      **Case Officer:** Lorna Hutchings

**Applicant:** Ministry Of Defence

**Proposal:** Remodelling of Worthy Down Camp involving the demolition of 45,000m<sup>2</sup> of floor space and the construction of 77,000m<sup>2</sup> of floor space for training/welfare/offices/SLA/messing/support/stores facilities with associated parking and landscaping; construction of up to 90 dwellings off Connaught Road to accommodate service families (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) (THIS APPLICATION IS A DEPARTURE FROM THE LOCAL PLAN)

**Location:** Ministry Of Defence, Worthy Down Camp, Worthy Down, Winchester, Hampshire, SO21 2RG

**Officer** PER

**Recommendation:**

**Committee Decision:**

Approve subject to the following S106 Legal Agreement terms and Condition(s):

**Planning Obligations/Agreements**

In seeking the planning obligation(s) and/or financial contributions for as detailed in the Heads of Term for the legal agreement below, the Local Planning Authority has had regard to the tests laid down in para 204 of the NPPF which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

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

Heads of Terms

## Use restriction and affordable housing

- 1) Restriction on use of the SFA dwellings to service personnel only, in perpetuity (subject to 2).
- 2) Obligation for the applicant to agree disposal to an (affordable housing) Registered Social housing provider at a non fixed, flexible percentage of the total amount of housing, having regard to the particular circumstances and planning policies that prevail at the time, and with flexible timeframe, should the SFA housing no longer be required for Service Personnel as per 1).

## Open Space

### 3) Play - £63,870

To be transferred to South Wonston Parish Council (SWPC) and to be spent on new play equipment and safety surfacing at the recreation ground in South Wonston, improvements to the BMX track and an extension to the skate park and possibly upgrading the existing play areas in the existing play areas of the existing SFA housing (and for any play purposes as required in agreement with SWPC and WCC Open Space Officer).

### 4) Sports - £86,130

To be transferred to South Wonston Parish Council (SWPC) and to be spent on a new sports pavilion or substantial improvements to the existing (DDA related, i.e., entrances and disabled toilet provision) coupled with tennis courts being enlarged (one additional court) and re-surfaced. New goal posts and sockets are also required as the old ones are unsafe (and for any play purposes as required in agreement with SWPC and WCC Open Space Officer).

## Highways

### Transport Contribution

5) Payment of £410,345 financial contribution towards the Central Hampshire Transport Strategy (Sustainable Improvements as adopted by WCC). Funding to include the following:

6) Upgrade footpath to cycle path and with surfacing improvements as per the Cycle Strategy with HCC for the schemes:

WC47 - Andover Road North to South Wonston: Upgrade to pedestrian, cycle use and improve surface where necessary.

WM01 - South Wonston to Winchester via Headbourne Worthy: Existing footpath to be upgraded - Ox Drove crosses Connaught Road-cross Down Farm Lane-to Andover Road. Upgrade footpaths surface where necessary and to bridleways and sign (allowing use for cycles).

7) Provision of a private mini-bus service and other bus service enhancements.

8) Measures identified within the Winchester Town Access Plan.

9) Any other measures that directly serve the site.

#### Travel Plan

10) Implementation of a site wide Travel Plan, including payment of the Travel Plan Approval, evaluation and monitoring fees, and provision of a surety mechanism to ensure implementation of the Travel Plan, including the provision of a mini-bus service and exploration of wider public use with liaison with SW Parish Council.

#### Highway Works

11) The applicants shall enter into a S278 agreement prior to the commencement of development for off site highway works where relevant.

12) The upgrade of the existing bus waiting facilities on Christmas Hill and the provision of a shelter on Christmas Hill.

13) Improvement to island on Christmas Hill to provide a pedestrian refuge linking the north bound bus stop with the site.

14) Provision of a pedestrian crossing on Connaught Road.

and subject to the following condition(s):

#### **Conditions/Reasons**

1. The development hereby permitted shall not be carried out except in substantial accordance to with:

AMEC Application Boundary (ref. 29161-L111c) red and blue line A0 plan;

Fig 3.2 Storey Height Parameter plan (ref. 29161 L126);

Fig 3.4 - Retained buildings (ref. 29161 L127a) Nov 2012;

Landscape Parameter Plan (ref. 29161 L164) (note that this updates fig 3.3 and fig ref. 29161-L94d) April 2013;

Fig 10.4 - Ecological Enhancement to be included within the Scheme Design (ref. 29161 L141a) Nov 2012;

Building Heights - (ref. 29161-L89d) D&A Sept 2012;

Indicative Masterplan in respect of SLA Housing and Buffer Planting to north of it (as layout is a reserved matter) (ref. 29161-L122) Sept 2012;

Area of Retained Trees (ref. 29161-L161) Feb 2013;

Areas of Retained Zone (ref. 29161-L162) Feb 2013;

and the Design and Access Statement dated October 2012 - including page 26 Retained and New Build floor area totals 94,000m<sup>2</sup> falling with use classes C2A or Sui Generis, but not including the illustrations of Typical Modern Single Living Accommodation (SLA) and Service Family Accommodation (SFA) shown on pages 29 and 32 which are not acceptable and are hereby superseded (DAS).

Reason: To approve the approved plans in the interests of clarity.



2. The following drawings are authorised by this planning permission:

#### Supporting Documents/Plans

AMEC DIO Environmental Statement Volume 1, 2 and 3 November 2012 (except where superseded as below);  
Bawden Arboriculture Statement - Tree Survey Report with AGCC Tree Site Plan (Feb 2008) August 2012;  
AMEC Drainage Strategy Nov 2012;  
AMEC Utilities Strategy Nov 2012;  
AMEC Transport Assessment June 2013;  
AMEC Travel Plan June 2013;

#### Indicative

Indicative - ES Fig 3.1 Illustrative Masterplan (ref. 29161-L125);  
Indicative - Illustrative Masterplan (ref. 29161-L122) D&A;  
Indicative proposed sections (ref. 29161-L68) Jan 2013;  
Drainage (see Appendix A)  
Indicative - Surface water drainage within Camp (ref. 29161-CVD-112);  
Indicative - Surface water drainage within SFA (ref. 29161-CVD-113);  
Indicative - Foul water drainage within Camp (ref. 29161-CVD-114);  
Indicative - Foul water drainage within SFA (ref. 29161-CVD-115);  
Indicative - Existing Utility Summary SFA (ref. 29161-CVD-119);  
Indicative - Existing Utility Summary Camp (ref. 29161-CVD-120).

#### Superseded

Drawing ref: 29161-L121 Sep 2012 advisory cycle route, fig 8.1 and section 8.2 and 9.2.10 of the Transport Assessment October 2012 - all superseded by complete TA June 2013 version, and 6.2.3 advisory cycle lane and 6.2.6 of the Travel Plan October 2012 - all superseded by complete TP June 2013 version. Section 4 of ES Volume 3 and plans Bat Transect Routes (ref. 29161-L34a) Oct 2012. Land Use Parameter Plan (ref. 29161-L94d) D&A Sept 2012 and Fig 3.3 Developable Area Parameter plan (ref. 29161 L128).

2. Reason: To approve the supporting, other and indicative plans in the interests of clarity.

3. Prior to the submission of the first reserved matters application, a detailed Design Parameter plan with accompanying Planning Statement (DPPS) for the development shall have been submitted to and approved in writing by the Local Planning Authority. The DPPS shall demonstrate how the objectives of the DAS will be met, and shall take account of the drawings referred to in Condition 1 and 2 above.

A review of the DPPS shall be undertaken before Reserved Matters are submitted for Phase 2 of the SFA hereby permitted, and approved in writing by the Local Planning Authority to take account of changing circumstances, MOD requirements

and/or technologies. All Reserved Matters shall be submitted in accordance with the approved DPPS and the development hereby permitted shall be carried out in accordance with the approved DPPS.

The Design Parameter plan with accompanying Planning Statement shall include the following:

- a) principles for determining architectural approach and coordination of buildings across the site, quality, colour and texture of external materials and facing finishes for roofing and walls of buildings and structures including opportunities for using locally sourced and recycled construction materials, across the site and phases;
- b) sustainable design and construction to comply with LPP1 policy CP11 - in order to achieve a minimum Code for Sustainable Homes (CSH) for SFA Housing Level 4 for Water and Level 5 for Energy, except where demonstrated not practical or feasible in meeting the requirements as per the policy (development should then follow the specified hierarchical approach to achieving carbon reductions); and an 'excellent' rating (and where demonstrated not practical or feasible as with the above for SFA, a 'very good' rating) for Defence Related Environmental Assessment Method (DREAM) standard for main Camp buildings;
- c) built-form strategies to include density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings;
- d) principles for hard and soft landscaping and new tree planting - including: 10m wide (north to south) tree buffer - to the north of the SFA (as a buffer to the countryside) and showing a clear green buffer between the tree buffer and the SFA to the south (as a buffer to the SFA); and important trees and hedgerows and boundary treatments;
- e) open space needs including sustainable urban drainage;
- f) alignment, width, and surface materials (quality, colour and texture) proposed for all footways, cycleways and cycle circulation, roads and vehicular accesses to and within the site (where relevant) and individual properties;
- g) on-street and off-street residential and commercial vehicular parking and/or loading areas and cycle parking and storage;
- h) integration of strategic utility requirements, landscaping and highway design;
- i) an ecological buffer zone up to 10m wide where achievable between retained vegetation, and development and compounds.

Reason: As the design parameters for the outline permission are limited and to ensure a cohesive approach across the site as the development is to be phased.

4. SFA Housing shall comprise a mix of unit sizes up to 5 bedroom dwellings.

Reason: To prevent the increase in dwellings units in the approved area and in accordance with LPP1 policy for mix of houses.

5. No building within the main Camp shall be built higher than the roof of the Alexis Soyer House equivalent to 103.5m AOD in accordance with the Building Heights Parameter Plan 29161.L89d Sept 2012 and Indicative Proposed sections 29161-L68 Jan 2013.

Reason: In the interests of the visual amenities of the area and to ensure clarity for the reserved matters applications.

## 6 Approval of Reserved Matters and Phasing Implementation

Prior to the commencement of development, a detailed Phasing Plan for the main Camp and SFA housing development shall have been submitted to and approved in writing by the local planning authority. The Phasing Plan shall demonstrate the areas phased for development, type of development within the phased areas (including demolition, building types and landscaping/planting) and implementation timescale for commencement of each phase.

Reason: As the site is to be phased but this is only indicative in the Design and Access Statement.

7. Approval of the details of the layout, scale, design and external appearance of all parts of the main Camp hereby permitted and the landscaping associated with it ('the main Camp reserved matters') shall be obtained in writing from the local planning authority before that part of the main Camp is commenced. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

8. Approval of the details of the layout, scale, design and external appearance of the Service Family Accommodation (SFA) within each phase of the development hereby permitted and the landscaping associated with it ('the SFA reserved matters') shall be obtained in writing from the local planning authority before that part of the SFA is commenced within that phase. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

9. Application for approval of the main Camp reserved matters shall be made to the local planning authority before the expiration of 5 years from the date of this permission

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

10. The main Camp development hereby permitted shall be begun either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of approval of the last of the main Camp reserved matters, whichever is the latter.

Reason: To comply with the provision of Section 92(2) of the Town and Country

Planning Act 1990 (as amended).

11. Application for approval of the SFA reserved matters in respect of Phase 1 of the development hereby permitted (60 homes) shall be made to the local planning authority before the expiration of 3 years from the date of this permission.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

12. Application for approval of the SFA reserved matters in respect of Phase 2 of the development hereby permitted (30 homes) shall be made to the local planning authority before the expiration of 8 years from the date of this permission.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

13. Phase 1 of the SFA development hereby permitted shall be begun either before the expiration of 4 years from the date of this permission, or before the expiration of 2 year from the date of approval of the last of the SFA Phase 1 reserved matters to be approved, whichever is the later.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

14. Phase 2 of the SFA development hereby permitted shall be begun either before the expiration of 9 years from the date of this permission, or before the expiration of 2 year from the date of approval of the last of the SFA Phase 2 reserved matters to be approved, whichever is the later.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

#### Reserved Matters Detail

15. Plans and particulars submitted pursuant to Conditions 7 and 8 above shall include the following details:

- a) any proposed access road(s) including details of horizontal and vertical alignment;
- b) the layout, specification and construction program for (1) any internal roads not covered by (a) above, (2) footpaths, (3) parking, turning and loading/unloading areas (including visibility splays), (4) cycle parking areas, (5) cycle storage facilities and (6) access facilities for the disabled (7) individual accesses;
- c) the positions, design, materials and type of boundary treatment (including all fences, walls and other means of enclosure) to be provided;
- d) details for all hard landscaped areas, footpaths and similar areas, including details of finished ground levels, all surfacing materials, and street furniture, signs, lighting, refuse storage units and other minor structures to be installed thereon;

- e) contours for all landscaping areas, together with planting and tree plans (including the 10m wide (north to south) tree buffer to north of SFA in accordance with the Landscape Parameter Plan 29161-164 April 2013), and schedules of plants and trees, noting species, sizes and numbers/densities; details of all trees, bushes and hedges which are to be retained (in accordance with Areas of Retained Trees and Zone plan); and a written specification for the landscape works and new tree planting (including a programme for implementation, cultivation and other operations associated with plant, tree and grass establishment) and additional replacement and/or new tree planting within the green lined areas of the Areas of Retained Trees and Zone (where considered necessary upon further assessment of trees in accordance with Condition 25 and visual analysis of building impact for buildings proposed in Reserved Matters for all phases);
- f) details of compliance with the principles set out in the Design Parameter Plan as approved pursuant to Condition 3;
- g) lighting to roads, footpaths, buildings, housing and other public areas.

Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

16. The particulars submitted pursuant to Condition 15 (e) above shall include:

- a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter (when measured over the bark at a point 1.5 metres above ground level) exceeding 75mm, identifying which trees are to be retained and the crown spread of each retained tree;
- b) details of the species, diameter (when measured in accordance with (i) above), approximate height and an assessment of the health and stability of each retained tree;
- c) details of any proposed topping or lopping of any retained tree;
- d) details of any proposed alterations in existing ground levels and of the position of any proposed excavation within the crown spread of any retained tree.

Reason: To secure properly planned development as the development is in outline and details of which trees to be retained are still to be agreed.

## 17 Construction and Construction Traffic Management

Before each phase of the development (demolition and construction) hereby permitted is commenced a Construction Environment Management Plan (CEMP) and Construction Phase Travel Plan (CPTP) in respect of that phase shall have been submitted to and approved in writing by the local planning authority. Construction of each phase of the development shall not be carried out otherwise than in accordance with each approved CEMP and CPTP. Each CEMP and CPTP shall include the following matters and be in accordance with the recommendations set out in Sections 3 (and table 3.3) and associated Sections (including 6, 7, 9, 10 and 11) of AMEC DIO Environmental Statement Main Report Volume 2 Nov 2012 (ES):

- a) construction vehicle routeing including signage (no construction traffic to access site from the north via Christmas Hill);
- b) site parking and turning of vehicles for contractor, deliver, site personnel, operatives and visitors vehicles;
- c) loading and unloading and storage of plant and materials;
- d) programme of works (including measures for traffic management, delivery and operating hours;
- e) measures to ensure that mud and debris is not deposited on the public highway, or other local roads;
- f) provision of boundary hoarding and lighting;
- g) protection of important trees, hedgerows and other natural features (and including protective measures set out in the buffer plan pursuant to condition 03 and 19 to be submitted);
- h) details of proposed means of dust suppression, noise, vibration and light mitigation;
- i) implementation and monitoring of site management measures procedures including removal of construction related litter;
- j) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- k) piling techniques;
- l) methodology for storage of hazardous materials;
- m) methodology for dealing with leaks and spills;
- n) use of appropriate PPE; and
- o) use of standard industry best practice measures for the protection of the water environment.

Reason: In the interests of protecting highway safety, biodiversity, on site and off site statutory and non statutory nature conservation, minimising the impacts to the ecological interest of the site, and to reduce the traffic and construction impact of development.

18. No works in respect of the construction of the development hereby permitted shall be undertaken at the following times:

- a) Outside the hours of 0700 - 1800 on Mondays to Fridays (inclusive);
- b) Outside the hours of 0800 - 1300 on Saturdays;
- c) On Sundays and on public holidays.

Reason: In the interests of protecting public amenity and minimising disruption through all construction.

## Ecology

19. Before the development hereby permitted is commenced a scheme to secure the completion of any ecological mitigation and enhancement measures required for the development, shall have been submitted to and approved in writing by the local planning authority. The scheme shall be carried out as approved and shall be

based upon the mitigation and enhancement measures contained within the Environmental Statement AMEC DIO Environmental Statement Main Report Volume 2 Nov 2012 (ES) and particularly section 10 and Fig 10.4 Ecological Enhancement to be included within the Scheme and Figure 3.4 Retained Buildings Plan, and shall include a programme for implementation together with proposals for the following:

- a) buffer zones, during construction and operationally, between retained woodland, trees and scrub habitat (shown as tree retention zones on the Areas of Retained Trees and Zone plans and Landscape Parameter Plan), and any development works and compounds. The plan shall set out the locations and sizes of these buffers, and detail measures to retain and protect these buffers;
- b) hedgerow and grassland management to maximise biodiversity benefit;
- c) corridors of animal movement provided around the site;
- d) woodpiles in appropriate locations created whenever vegetation is pruned or felled (subject to MOD safety considerations);
- e) a detailed planting plan, habitat creation plan with long-term management plan, designed in respect of wildlife ecology;
- f) reptile, bird and bat mitigation and method statement.

Reason: In order to protect the ecological interest of the site, to secure ecological enhancement and to compensate for loss of trees and scrub.

20. A detailed update assessment of trees and buildings to be removed and retained and assessed as of negligible or low potential for bats in the outline application, have been re-inspected and fully re-assessed for their use by bats, along with any necessary resulting mitigation measures should their potential increase, shall accompany any reserved matters application for any phase of development and in accordance with ES Section 10. Details shall be approved in writing by the LPA and mitigation measures and development shall be implemented in accordance with the approved details.

Reason: To ensure that any reserved matters application provides sufficient ecological assessment and mitigation.

21. Details submitted pursuant to condition 15 d and g, shall detail low level external/site lighting, designed to minimise impacts on wildlife. Such details shall be approved in writing by the local planning authority prior to the commencement of development and thereafter maintained as approved.

Reason: In order to protect the ecological interest of the site.

22. Existing floodlighting at the site associated with the sports pitches shall not be switched on after the hours of 22.00 Monday to Sunday. No new floodlighting shall be installed at the site without the prior approval of the local planning authority. Any approved new floodlighting shall be installed and maintained in accordance with the approved plans.

Reason: In the interests of protecting the amenities of the neighbouring properties

and the landscape/ecology environment.

23. The existing rifle range at the site shall be limited in its use to between the hours of 08.30 and 17.00 Monday to Sunday.

Reason: In the interests of protecting the amenities of the neighbouring properties and ecology.

#### Landscape

24. Before the development hereby permitted is commenced a Landscape Strategy (covering a period of 10 years or until completion of the development hereby permitted, whichever is the later), in respect of all the land within the red line as shown on Application Boundary Plan, and in accordance with ES section 9 shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved Landscape Strategy. The Landscape Strategy shall include:

- a) a programme for implementation;
- b) long-term design objectives;
- c) long-term management responsibilities;
- d) maintenance schedules for all hard and soft landscape areas including the tree retention, new tree planting and amenity grassland and semi-improved grassland and ecology areas (other than privately owned domestic gardens), and any associated features.

Reason: In the interests of ensuring long term landscape management and protecting the visual amenities and character of the area.

#### Tree Protection

25. The plans and particulars submitted in accordance with Condition 7, 8 and 17(g) above shall, for each phase of the development, include:

- a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;
- b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability (Arboriculture Impact Assessment), of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;
- c) details of any proposed topping or lopping of any retained tree (Arboriculture Method Statement in accordance with BS5837:2012), or of any tree on land adjacent to the site;
- d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any



tree on land adjacent to the site;

e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development (Arboriculture Method Statement in accordance with BS5837:2012).

f) In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Reason: In the interests of ensuring long term arboriculture management and protecting the visual amenities and character of the area.

26. A person (Arboricultural Supervisor) who is suitably qualified and experienced in Arboriculture and who has a sound knowledge of BS 5837 (2012) shall be employed to write the Arboricultural Impact Assessment, Method Statement and Tree Protection. The appointed Arboricultural supervisor shall supervise the installation of the tree protection measures.

Reason: In the interests of ensuring long term arboriculture management and protecting the visual amenities and character of the area.

#### Flooding and Drainage

27. The development hereby permitted shall not be carried out otherwise than in accordance with the Flood Risk Assessment Report as contained in Volume 3 of the ES Appendix 11 and ES Section 11.

Reason: In the interests of flood prevention.

28. Before the development hereby permitted is commenced, and for each phase, a detailed drainage strategy shall have been submitted to and approved in writing by the local planning authority. For the purposes of this condition the strategy shall be based upon the principle of sustainable drainage systems ("SuDS") as set out in NPPF technical guidance and ES Section 11, and an assessment of the hydrological and hydro geological context of the development. The drainage strategy should also demonstrate the surface water run-off generated up to and including the 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The development hereby permitted shall be carried out in accordance with the approved drainage strategy and shall include the following:

- a) information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater waters;
- b) a programme and timetable for implementation;
- c) the responsibilities of each party for the implementation of the SUDS scheme;
- d) proposals for the subsequent management and maintenance of the drainage system for the lifetime of the development including any arrangements for adoption by any public authority or statutory undertaker;
- e) and cross reference to the FRA details to be submitted with each phase of the

reserved matters, for those specific buildings and connections / details linked to the Drainage strategy hereby approved and FRA.

Reason: In the interests of protecting the environment and ensuring sustainable drainage at the site.

29. Before the development hereby permitted is carried out, a scheme for each phase of development, to dispose of foul and surface water shall have been submitted to and approved in writing by the local planning authority. The scheme shall include a programme for implementation. The scheme shall be implemented as approved.

Reason: In the interests of protecting the environment and ensuring sustainable drainage at the site. And to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance. The Planning Policy Statement 25 Practice Guide, which has been retained despite the cancellation of Planning Policy Statement 25, advises that surface water arising from a developed site should, as far as is practicable, be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.

30. No development approved by this planning permission shall take place until a remediation strategy for each phase of development, which includes the following components to deal with the risks associated with contamination of the site, shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
  - a) all previous uses
  - b) potential contaminants associated with those uses
  - c) a conceptual model of the site indicating sources, pathways and receptors
  - d) potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: The site lies above the Seaford chalk formation, a principal aquifer and is

within the groundwater Source Protection Zone (SPZ) 2 for the Springdale supply. In support of the planning application, the applicant has provided a copy of the Phase One Desk Study (December 2009). This provides information on the historical use(s) of the site. It identifies potential sources of contamination which may pose a risk to groundwater that require further investigation and assessment, following which a remedial strategy should be developed. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

31. No occupation of each phase of development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reasons: To confirm that remediation has been carried out in accordance with the remedial strategy. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

32. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: The site lies above the Seaford chalk formation, a principal aquifer and is within the groundwater Source Protection Zone (SPZ) 2 for the Springdale supply. Groundwater is potentially at risk from contamination present at the site. National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water

pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

33. 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 groundwater. The site lies above the Seaford chalk formation, a principal aquifer and is within the groundwater Source Protection Zone (SPZ) 2 for the Springdale supply. National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution.

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

Reason: Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example mobilising contamination and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater

35. Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment that is impermeable to both the oil, fuel or chemical and water, for example a bund, details of which shall be submitted to the local planning authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment the capacity of the containment should be at least the capacity of the largest tank plus 10% or 25% of the total tank capacity, whichever is greatest. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches and either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards into the bund.

Reasons: To prevent pollution of groundwater. The site lies above the Seaford chalk formation, a principal aquifer and is within the groundwater Source Protection Zone (SPZ) 2 for the Springdale supply.

36. If any underground fuel storage tank(s) are required and proposed in any phase of the development, the development hereby permitted shall not be commenced until such time as the scheme for them has been submitted to, and approved in writing by, the local planning authority. The scheme shall include the full structural details of the installation, including details of: excavation, the tank(s), tank surround, associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the local planning authority.

Reasons: There is a below ground fuel storage tank currently at the site as part of its re-fuelling facility (although this is confirmed as having been decommissioned). It is not clear from the application whether underground fuel storage tanks are proposed as part of the redevelopment. Because of the potential risks to groundwater (the site lies above the Seaford chalk formation, a principal aquifer and is within the groundwater Source Protection Zone (SPZ) 2 for the Springdale supply) we would prefer for all fuel storage to be above ground (with appropriate pollution prevention measures as detailed above). Below ground fuel storage tanks will only be permitted if a detailed justification can be provided and it can be demonstrated through risk assessment and pollution prevention design that groundwater will be protected. We would like to refer the applicant to our groundwater policies in Groundwater Protection: Principles and Practice available from our website for further information on this.

#### Contamination

37. Prior to commencement, no development shall take place until a scheme to deal with contamination for each phase, in accordance with the below and the Land Quality Assessment Dec 2009 Desk Study and ES, 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 BS10175:2011 Investigation of potentially contaminated sites - code of practice 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.

38. Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy, in accordance with the following condition and the Land Quality Assessment Dec 2009 Desk Study and ES for each phase of the development, shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

39. Prior to any work commencing on site, details of a scheme for all phases of the development, in accordance with ES Section 7 and for:

a) protecting the proposed dwellings from external noise shall be submitted, for each phase of the scheme, and approved in writing by the Local Planning Authority. Such a scheme shall ensure that, upon completion of the development, the following noise criteria shall be met:

- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
- ii. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

b) a noise validation report, demonstrating compliance with these noise criteria, shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

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

#### Archaeology

40. No development/demolition or site preparation shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work (including historic building recording and in accordance with section 8 of the ES) for both the SFA Housing and main Camp, in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

1. The programme and methodology of site investigation and recording
2. Provision for post investigation assessment, reporting and dissemination
3. Provision to be made for deposition of the analysis and records of the site

investigation (archive)

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

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in compliance with LPP1 policy.

41. Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available, in compliance with LPP1 policy.

42. The number of car parking spaces for the main Camp development shall not exceed the standards set out in the HCC Parking Standard and Strategy 2002 (or any replacement requirement in force at the time of the reserved matters application).

Reason: In the interests of highway safety.

43. The number of car parking spaces for the SFA residential development shall comply with the requirements set out in the Winchester City Council Parking Strategy 2009 (or any replacement requirement in force at the time of the reserved matters application).

Reason: In the interests of highway safety.

## **Informatives**

1. Japanese Knotweed is present on the site. Japanese Knotweed has been identified on the site. Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to plant or otherwise cause the spread of Japanese Knotweed in the wild. Japanese Knotweed is a highly invasive species which can cause structural damage, and material containing Japanese Knotweed is a controlled waste. Further information is available within the Code Of Practice available at [http://www.environment-](http://www.environment-agency.gov.uk/static/documents/Leisure/Knotweed_CoP.pdf)

[agency.gov.uk/static/documents/Leisure/Knotweed\\_CoP.pdf](http://www.environment-agency.gov.uk/static/documents/Leisure/Knotweed_CoP.pdf) . Measures should be taken to prevent spread, and where possible to eliminate this species from the site.

2. The submitted Flood Risk Assessment identifies the approximate runoff rates from the site and the likely storage volumes required to safely restrict runoff from the site. Although we are satisfied at this stage that the proposed development could be allowed in principle, the applicant will need to provide final drainage details to ensure that the proposed development can go ahead without posing an unacceptable flood risk.

The developer will be required to accommodate surface water runoff according to the following criteria:

- The surface water drainage system must be designed to control runoff and prevent flooding of property in up to a 1 in 100 year storm event, plus an allowance for an increase in storm intensity with climate change in line with Table B.2 of PPS25. In line with CIRIA C635 "Designing for Exceedance in Urban Drainage", events under the 1 in 30 year return period should be contained within the system, while short-term surface flooding in events in exceedance of the 1 in 30 year return period is acceptable, so long as this can be safely stored without risk to people.

We would like to refer the applicant/enquirer to our groundwater policies in Groundwater Protection: Principles and Practice, available from our website. This sets out our position for a wide range of activities and developments, including land contamination and drainage.

We recommend that developers should:

1. Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
2. The Local Authority can advise on risk to other receptors, such as human health.
3. Refer to our website at for more information.

We would welcome the opportunity to discuss the scope and requirements of the intrusive site investigation prior to any works commencing.

We would highly recommend close liaison with Southern Water to ensure there is adequate capacity in the sewerage system and at the receiving waste water treatment works to accommodate this development. Any required improvements would need to be planned, funded and put in place prior to connection.

In line with the obligations of the Water Framework Directive, full consideration needs to be given to the water quality of ground and surface water bodies in order to meet at least "good status" in all water bodies, or "good ecological potential" in all artificial and heavily modified water bodies, by 2027. It is essential that development does not cause deterioration to the status of that water body and that, where possible, schemes to enhance the status of the water body are undertaken as part of an application.

3. Southern Water - A formal application for connection to the public sewerage system is required in order to service this development. Please contact: Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH, Tel 01962 858688 or [www.southernwater.co.uk](http://www.southernwater.co.uk).



4. A formal application to requisition water infrastructure is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH. Tel: 01962 858688 or www.southernwater.co.uk.

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

Winchester District Local Plan Review  
 DP.2, DP.3, DP.4, DP.5, DP.13, HE.1, HE.2, H.3, T.2, T.3, T.4

Part 1 - Joint Core Strategy  
 DS1, MTRA1, MTRA4, MTRA5, CP2, CP3, CP4, CP7, CP8, CP10, CP11, CP12, CP13, CP14, CP15, CP16, CP17, CP20, CP21.

**Old Alresford**                                      **Ward**                                      **The Alresfords**

**WCC**   **Conservation**  
**06**   **Area:**

**Case No:**                                      13/00317/FUL  
**Ref No:**                                      W10315/04  
**Date Valid:**                                   13 March 2013  
**Grid Ref:**                                    458695 134022

**Team:**                                      1\_NTH                                      **Case Officer:**   Mrs Megan Osborn

**Applicant:**                                Mr A Valler  
**Proposal:**                                (AMENDED PROPOSAL) (HOUSEHOLDER) Demolition of existing garage, two storey side, rear and front extensions with dormers to the east and west elevations and 2 no. bay windows to the front and replacement front porch

**Location:**                                River View, Old Alresford, Alresford, SO24 9DH  
**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 development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 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 (rear) elevation(s) of development hereby permitted.

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

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

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

### **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. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was updated of any issues after the initial site visit and was provided with pre-application advice.

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

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

**Swanmore**

**Ward**

**Swanmore And Newtown**

**07 Conservation**

**Area:**

**Case No:** 12/02344/FUL

**Ref No:** W00967/13

**Date Valid:** 7 November 2012

**Grid Ref:** 457114 115933

**Team:** 2\_STH

**Case Officer:** Nick Parker

**Applicant:** Linden Ltd Trading As Linden Homes Southern

**Proposal:** (AMENDED PROPOSAL - Reducing number of dwellings from 75 to 71) Residential development of part of the playing fields for the erection of 71 no. dwellings with associated access, parking and landscaping

**Location:** Swanmore College Of Technology, New Road, Swanmore, Southampton, Hampshire, SO32 2RB

**Officer:** REF

**Recommendation:**

**Committee Decision:**

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

**Conditions/Reasons**

1 The proposed development would result in the loss of an existing playing field associated with the adjacent College site. In the absence of a suitable alternative and at least equivalent level of facility being made available the development is unacceptable as it would result in the loss of an important recreational space which is contrary to policy RT2 of the adopted Winchester District Local Plan 2006.

2 The proposed development would result in the loss of an important amenity area that serves the village which derives its value largely from its open and undeveloped

nature. In the absence of a suitable scheme of development that seeks to retain the character of the site the development is contrary to policy RT1 of the adopted Winchester District Local Plan 2006.

3 The proposed development will have an adverse impact on the setting of the village which is contrary to policies CP13 and CP15 of the Local Plan Part 1 2013, saved policies DP3, DP4 and DP5 of the adopted Winchester District Local Plan Review 2006 and the planning guidance contained with Swanmore Village Design Statement.

Specifically the proposed scheme results in:

- overdevelopment of the site leading to a scheme that relates poorly with its semi-rural surroundings;
- lack of space to provide sufficient public open space and realistic street trees to establish a quality public realm;
- poor connections to the surrounding area (including the natural environment) with limited walking and cycling routes to and within the development, to encourage their use
- urban form of development and conglomerate of different styles resulting in a development lacking identity and sense of place incompatible with the semi-rural setting on this edge of village settlement location.

4 The proposal is contrary to Policy CP7 of the Winchester District Local Plan Part 1 - Joint Core Strategy 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.

5 The proposed development provides insufficient visitor parking that falls short of the required parking levels as set out in the adopted Winchester City Council Parking Standards for Residential Areas 2009 and is therefore contrary to policy T4 of the adopted Winchester District Local Plan Review 2006. As a result of the parking shortfall the proposed development is likely to lead to additional overspill parking occurring on the street, which will interfere with the free flow of traffic through the site and cause highway safety problems.

6 The proposal is contrary to Policies DS1, MTRA1 and CP21 of the Winchester District Local Plan Part 1 - Joint Core Strategy, 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.

7 The proposed development is contrary to Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that, based on the information provided it fails to achieve Level 5 for the energy aspect of the Code for Sustainable Homes (CfSH) and Level 4 for the water aspect of the CfSH.

8 The proposal is contrary to policy CP3 of the Winchester District Local Plan Part

1 - Joint Core Strategy and also the Council's Affordable Housing supplementary planning guidance, in that it fails to provide an adequate level and standard of affordable housing.

### **Informatives**

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant did not seek pre-planning advice from WCC and following submission and consultations the applicant was advised of WCC concerns with the application. Amendments were made to the original scheme but did not address WCC concerns. Throughout the planning process the applicant was advised by WCC that to overcome the objections then a substantial change would be required to be made to the scheme which would only be able to be resolved through a new planning application. The applicant chose not to withdraw the application and therefore the scheme was referred to Committee with a recommendation for refusal.

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

#### Winchester District Local Plan Review

Saved policies DP3 (general design criteria); DP4 (landscape and built environment), DP5 (design of amenity open space), CE2 (local gaps), H3 (development in built-up areas), RT1 (important amenity areas), RT2 (important recreational open space).

#### Winchester Local Plan Part 1 - Joint Core Strategy

Policies DS1 (presumption in favour of sustainable development), MRTA1 (development strategy market towns and rural area), MRTA2 (provision of new homes in large villages), CP2 (housing provision and mix), CP3 (affordable housing provision), CP7 (open space, sport and recreation), CP11 (sustainable low and zero carbon built development), CP13 (high quality design), CP14 (effective use of land), CP15 (green infrastructure), CP18 (settlement gaps), CP21 (infrastructure and community benefit).

**Wickham**                      **Ward**                      **Wickham**

**08 Conservation**                      Wickham Conservation Area  
**Area:**  
**Case No:**                      13/00212/FUL  
**Ref No:**                      W01569/25  
**Date Valid:**                      11 February 2013  
**Grid Ref:**                      457089 111430  
**Team:**                      2\_STH                      **Case Officer:** Mr James Jenkison  
**Applicant:**                      McCarthy & Stone Retirement Lifestyles Ltd  
**Proposal:**                      (Amended Plans) Demolition of structures on site and redevelopment to form 31 no. retirement apartments with communal facilities and associated landscaping and car parking  
**Location:**                      Wickham Laboratories Ltd, Winchester Road, Wickham, Fareham, Hampshire, PO17 5EU  
**Officer**                      PER  
**Recommendation:**

**Committee Decision:**

APPROVE - subject to a Section 106/Section 278 Agreement for:

1. A financial contribution of £294,800 towards affordable housing;
2. A financial contribution of £5,200 towards the provision of public open space through the open space funding system
3. The provision of traffic calming measures in accordance with the report produced by Paul Basham Associates and submitted with this application
4. Control of the use of the access from Tanfield Park to ensure that the gates will only be opened for emergency vehicles and situations and refuse collection.

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

And subject to the following condition(s):

**Conditions/Reasons**

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces (including window, door, rainwater goods and eaves details) 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: In the interests of visual amenities as the development is located on a prominent site within the Conservation Area and adjacent to listed buildings.

3 No development shall take place until details of both hard and soft landscape materials and specifications have been submitted to and approved in writing by the Local Planning Authority and works shall be carried out in accordance with the approved details prior to the occupation of the development on the site (in the case of paving materials) or within the first planting and seeding season following the commencement of works on the site or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- paving and surfacing materials including gravel, rumble stones, conservation kerbs, geo-grid, paving blocks, paving brick and paving slabs
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:
  - schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
  - implementation programme.

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

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

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

5 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and include provision for the replacement of trees and planting that dies, is removed or becomes seriously damaged. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

6 In this condition "retained tree" means an existing tree which is to be retained in accordance with the tree constraints plan (trees to be considered for retention) prepared by Ian Keen Limited Drawing Number: 7883/01 Rev A dated 22 05 12 and submitted as a part of this application and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

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

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the protection of trees which are to be retained and to promote an effective landscape setting for the development within the Conservation Area.

7 Prior to work commencing on the site, details of the condition of the existing brick boundary walls (and details for their strengthening where necessary) and details of their protection during the construction process shall be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

Reason: To ensure the protection of brick walls which make a positive contribution to the Conservation Area.

8 The development shall not be occupied until the proposed parking spaces and accesses (including relocation of the existing access from Winchester Road and any necessary modifications), cut-off drains, driveways, footways into and within the site, have been laid out and constructed/altered in accordance with specifications and details to be first submitted to and approved in writing by the Local Planning Authority. The parking spaces shall be retained for use in connection with the development hereby permitted.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot,



Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access and visual appearance to the site and to promote cycling and walking.

9 The parking spaces hereby approved shall not be used for any other purpose than the parking of cars. The spaces shall be retained for use in connection with the development hereby permitted.

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

10 The development hereby permitted shall not be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear.

Reason: To make proper provision for off street parking.

11 Before the development hereby approved is first brought into use, visibility splays of 2.0 metres by 40 metres (looking south-east) and 2.0 metres by 31 metres (looking north-west) shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles and obstructions at all times.

Reason: In the interests of highway safety.

12 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.

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

Reason: In the interests of highway safety.

14 The development hereby approved shall not be occupied until a system for the disposal of sewage and surface water (including sustainable urban drainage and methods for the retention/management of greywater and stormwater within the site) has been provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Note: A formal application for connection to the public sewerage system is required in order to service this development and the applicant will be required to enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure to service the development. To initiate a sewer capacity check to identify the appropriate connection point for the development please contact Atkins Ltd., Anglo Street, James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858688), or [www.southernwater.co.uk](http://www.southernwater.co.uk).

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

15 Details of the floor slab levels and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the site. The development shall be carried out in accordance with the approved details.

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

16 No development shall take place until 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 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

17 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person nominated in the approved remedial strategy shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the approved remedial strategy 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.

18 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.

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

1. The programme and methodology of site investigation and recording
2. Provision for post investigation assessment, reporting and dissemination
3. Provision to be made for deposition of the analysis and records of the site investigation (archive)
4. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in compliance with policy CP20 of LPP1 and Policy HE.1 of the WDLPR 2006.

20 Following completion of archaeological fieldwork a report shall be produced in accordance with an programme to be first approved in writing by the Local Planning Authority and including where appropriate post-excavation assessment, specialist analysis and reports and publication.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available, in compliance with policy CP20 of LPP1 and Policy HE.1 of the WDLPR 2006.

21 Prior to development commencing on the site fully annotated drawings of typical window sections at a scale of 1:20 or 1:50 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in

accordance with the approved drawings prior to the occupation of development on the site.

Reason: In the interests of visual amenities as the development is located on a prominent site within the Conservation Area and adjacent to listed buildings.

22 No development pursuant to the permission hereby granted shall commence until a site habitat management plan has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved details.

Reason: In order to ensure habitat enhancements on the site.

23 The development hereby permitted shall only be occupied as a sheltered housing scheme by persons of 55 years of age or over, or 50 years of age if cohabiting with a partner of 55 years of age or over.

Reason: To restrict the development to a specialist form of residential accommodation that generates parking provision suitable to that provided on the site and because the use of the development for unrestricted occupation would result in a development that more significantly conflicts with LPP1 policy requirements and where an exception to policies could not be justified.

24 The development hereby permitted shall be carried out in accordance with the approved plans and details as listed below, except for hard surfacing.

The development hereby permitted shall be carried out in accordance with the approved plans and details as listed below, except for landscaping, boundary treatment and hard surfacing details, which shall be subject to conditions 4, 5, 10 and 11.

<b>The Planning Bureau Limited</b>					
<b>Drg. No</b>	<b>Scale</b>	<b>Size</b>	<b>TITLE</b>	<b>Rev</b>	<b>Date</b>
A01-1826-00	1:1250	A1	Site location plan	-	Nov 2012
A01-1826-01	1:200	A1	Site plan	B	15.04.2013
A01-1826-02	1:100	A1	Ground floor plan	A	24.04.2013
A01-1826-03	1:100	A1	First floor plan	A	24.04.2013
A01-1826-04	1:100	A1	Second floor plan	C	18.6..2013
A01-1826-05	1:100	A1	Roof Plan	C	18.6.2013
A01-1826-06	1:20	A1	North East Elevation & North East Sectional Elevation	A	April 2013
A01-1826-07	1:100	A1	South East Elevation & North East Sectional Elevation	A	April 2013
A01-1826-08	1:200	A1	South West Elevation & North West Elevation	B	June 2013

A01-1826-09	1:500	A1	South West sectional elevation	A	April 2013
<b>Paul Basham Associates</b>					
034.0026.100	1:1250	A1	Traffic Calming Scheme	P5	21.01.13
<b>New Leaf Studio</b>					
MCS463 DRG01	1:1000	A1	Indicative Landscape Proposals	D	15.04.2013

Reason: For the avoidance of doubt as to the scope of this planning permission and the permitted plans and to ensure a high quality development.

25 No units of the development hereby approved shall be occupied until a plan and particulars have been first submitted to and approved in writing by the Local Planning Authority detailing the provision of two carparking spaces to be permanently retained for use by the occupants of 1 and 2 Lower Cottages. The parking spaces shall be marked out and identified for use by the occupants of 1 and 2 Lower Cottages only and thereafter permanently retained for use by the occupants of 1 and 2 Lower Cottages.

Reason: To ensure adequate parking provision for 1 and 2 Lower Cottages that were formerly incorporated in the same ownership as the application site.

26 There shall be no pedestrian access through or from the site to Tanfield Park.

Reason: The site is not considered suitable for pedestrian access in the interest of highway safety.

27 Prior to the occupation of unit 28 the kitchen window for this unit (shown at 1st floor level in the front elevation) shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4 and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the privacy and amenities of neighbouring properties.

### **Informatives**

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was provided with pre-application advice, updated of any issues and encouraged to provide details and amended plans that would enable the Council to support the application.

2. This permission is granted for the following reasons:

The development is in broad 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA2, CP2, CP3, CP7, CP9, CP11, CP13, CP14, CP20  
WDLPR 2006: DP3, DP4, DP5, DP13, HE1, HE2, HE4, HE5, HE6, HE7

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.

**Winchester Town**

**Ward**

**St Luke**

**09 Conservation**

**Area:**

**Case No:** 13/00439/FUL

**Ref No:** W22782/01

**Date Valid:** 4 March 2013

**Grid Ref:** 446181 128628

**Team:** 1\_NTH

**Case Officer:** Mrs Megan Osborn

**Applicant:** Mrs Amanda Chard

**Proposal:** Construction of a new three bedroom semi detached dwelling on the side garden of No 33 Drayton Street ( RESUBMISSION)

**Location:** 33 Drayton Street Winchester Hampshire SO22 4BJ

**Officer** REF  
**Recommendation:**

**Committee Decision:**

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

**Conditions/Reasons**

1 The erection of 1 no. three bedroom dwelling on the land to the side of 33 Drayton Street is contrary to policies DP3 and DP5 of the Winchester District Local Plan Review, policy DP13 of the Winchester District Local Plan Part 1 and the advice contained in the NPPF in that:

- i) The proposed amenity area for the existing and proposed dwelling is insufficient;
- ii) The introduction of the dwelling on this site would result in a cramped form of development. As such, the development would not respond positively to the character and appearance of the locality and is out of keeping with the spatial characteristics of the area to the material detriment of the visual amenities of the area.
- iii) The scale, mass, design and siting forward of the existing pair of semi-detached dwellings results in a dwelling which is out of keeping with the proportions of the existing dwelling and would result in an incongruous intrusion in the street scene.
- iv) The first floor bedroom rear bedroom window would result in an unacceptable level of overlooking towards the amenities of no.31 Drayton Street.

2 This proposal is contrary to policy T4 of the Winchester Local Plan Review in that adequate provision cannot be made on the site for the parking of vehicles in a satisfactory manner, consequently the proposed development would be likely to encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic and thereby add to the hazards of road users at this point.

3 The proposal is contrary to Policy CP7 of the Winchester District Local Plan Part 1 - Joint Core Strategy 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.

4 The proposal is contrary to Policy CP21 of the Winchester District Local Plan Part 1 - Joint Core Strategy, 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.

5 The proposed development is contrary to Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that, based on the information provided it fails to achieve Level 5 for the energy aspect of the Code for Sustainable Homes (CfSH) and Level 4 for the water aspect of the CfSH.

6 The proposed development is contrary to Policy CP3 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it fails to make appropriate provision for affordable housing.

### **Informatives**

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

Winchester District Local Plan Review 2006: DP3, DP5, T4  
Winchester District Local Plan Part 1: CP3, CP7, CP11, CP13, CP21,

2. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was provided with pre-application advice.

**Littleton And Harestock**

**Ward**

**Littleton And Harestock**

### **10 Conservation**

**Area:**

**Case No:** 13/00525/FUL

**Ref No:** W22240/01

**Date Valid:** 26 March 2013

**Grid Ref:** 445667 132019

**Team:** 1\_NTH

**Case Officer:** Mrs Jill Lee

**Applicant:** Mr Paul Garry

**Proposal:** Demolition of existing dwelling and erection of a five bedroom dwelling

**Location:** Daisy Nook, South Drive, Littleton, Winchester, SO22 6PY

**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 dwelling and driveway 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 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.

4 The existing hedgerow boundaries to the site shown on plan reference "Site Plan" Scale 1:200 @ A1 shall be protected during development, retained and maintained in good condition and where necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. Any new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

Reason: In the interests of the visual amenity of the area and to protect the privacy of occupiers of adjoining properties.

5 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 elevations of development hereby permitted.

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

6. Prior to any works of commencement the applicant shall submit and have approved in writing by the local planning authority a statement outlining the proposed sustainable design and construction to comply with policy CP11 of the

Local Plan Part 1 - Joint Core Strategy. The statement should include the measures required to achieve a minimum Code for Sustainable Homes (CSH) for Housing Level 4 for Water and Level 5 for Energy, except where it can be demonstrated that this is not practical or feasible. In the event that the code levels cannot be met, the development should then follow the specified hierarchical approach in CP11 to achieve the carbon reductions set out in the policy. Development shall be undertaken in accordance with the approved details.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012, the policies of the South East Plan and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 (Joint Core Strategy).

### **Informatives**

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

2. was provided with pre-application advice

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

Winchester District Local Plan Part 1 - Joint Core Strategy: MTRA3, CP11, CP13  
Winchester District Local Plan Review 2006: DP3, DP4, H3, T4

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

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

**Kings Worthy**

**Ward**

**Kings Worthy**

**11 Conservation**

**Area:**

**Case No:** 13/00890/FUL

**Ref No:** W13685/09

**Date Valid:** 8 May 2013

**Grid Ref:** 449170 135063

**Team:** 1\_NTH

**Case Officer:** Andrea Swain

**Applicant:** Mr & Mrs M Hill

**Proposal:** Variation of condition no.4 of planning permission  
04/00051/FUL (conversion of garage into granny annexe) to  
allow annex to be used as tourist accommodation

**Location:** Lansker House Lovedon Lane Kings Worthy Winchester  
SO21 1AQ

**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 short term tourist accommodation hereby permitted shall be used for holiday accommodation only which shall be limited to one or two occupier(s) occupying a room for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier(s), of 4 weeks. A register of the names of the occupier(s) of the accommodation and their arrival and departure dates shall be kept by the applicant and shall be produced to the Local Planning Authority upon reasonable notice. At no time shall a separate dwelling unit or private residential occupation be established.

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

### **Informatives**

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

2. was provided with pre-application advice

3. 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.

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

Winchester District Local Plan Review 2006: DP3 and RT16  
Local Plan Part 1 (Joint Core Strategy): MTRA4, CP8 and CP13

### **SDNP**

**SDNP  
01**

#### **Conservation**

**Area:**

**Case No:** SDNP/13/01006/HOUS

**Ref No:**

**Date Valid:** 03.04.2013

**Grid Ref:**

**Team:** 1\_NTH **Case Officer:** Beverley Morris

**Applicant:** Mr & Mrs Robin Fox

**Proposal:** Demolition of existing store, construction of a two storey extension with extension to utility room and adjustment to existing roof form, adjustment of existing window and door openings for new windows and doors and replacement of section of boundary fence (AMENDED DESCRIPTION REMOVING OIL TANKS 30.05.13)

**Location:** The Garden House, Brandy Mount, Cheriton, Alresford  
**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)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

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

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

3. No development shall take place until details of the proposed replacement windows 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.

**Informatives**

1 In reaching this decision the local planning authority has worked with the applicant in a positive and proactive way, in line with the NPPF.

2 It is considered that this planning application does not raise any crime and disorder implications.

3 Due regard, where relevant, has been taken of the National Park Authority's equality duty as contained within the Equalities Act 2010.

4 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

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

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

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