

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**17 October 2013**

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans (P)

Gottlieb (P)

Izard (P)

Johnston (P)

Lipscomb (P)

McLean (P)

Pearce (P)

Pearson (P)

Read (P)

Others in attendance who did not address the meeting:

Councillors Tait, Weston and Wright

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1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 19 September 2013, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**  
(Report PDC973 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 PDC973.

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Item 2 as he was a member of the Council of the City of Winchester Trust, which had commented on these applications. However, he had taken no part in the Trust's consideration of the items and he spoke and voted thereon.

Councillor Lipscomb declared a personal and prejudicial interest in respect of Item 4 as he had submitted an objection to the application, as a resident of the road to the rear. He therefore withdrew from the room and took no part in the decision on that item.

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

The following items had speakers during public participation:

Item 1: 1no Monterey Pine – fell, 2no Beech - fell – Street Record, Chapel Lane, Curdridge - 13/01891/TPO

Councillor Lipscomb advised that he had been unable to attend the previously arranged site visit. However, he considered that he had sufficient information from the Report and from the officer's presentation to take part in the determination of the application.

Mr Kemp and Mr Bundell (representing Curdridge Parish Council) spoke against the application to fell the Monterey Pine. Due to their apparent decline, they supported the recommendation to fell the Beech trees on condition that they be replaced. After their deputations, Mr Kemp and Mr Bundell responded to the Committee's questions.

During discussion, the Committee agreed that should they be minded to permit the felling of the two Beech trees, replacement planting should be of a suitable species (such as Hornbeam) and unless there was a good arboricultural reason, they should also be located in close proximity to the felled trees.

At conclusion of debate, the Committee agreed to permit the felling of the two Beech trees and to refuse the felling of the Monterey Pine for the reasons (and subject to the conditions) set out in the Report and as referred to above (with the location to be defined by the Local Planning Authority and species of 'standard' replacement trees as defined in the Informative; with exact wording delegated to the Head of Development Management). Members also requested that if possible, the reasons for the failure of the Beech trees be ascertained.

Item 2: Demolition of existing dwelling and erection of 2no two bedroom, 5no three bedroom, 1no four bedroom and 1no five bedroom dwellings etc – 22A, Berewecke Avenue, Winchester - 13/01073/FUL

Councillor Lipscomb advised that he had been unable to attend the previously arranged site visit. However, he considered that he had enough information from the Report and from the officer's presentation to take part in the determination of the application.

The Head of Development Management drew attention to the Update Sheet which set out adjusted contributions figures, comments of the City of Winchester Trust (omitted in error from the Report), additional representation from Councillor Weir (a Ward Member) as well as details of amended Condition 10 with regard to maintenance of landscaped areas and proposed new Condition 14 with regard to features at the end elevations of houses 7 and 2 and new Condition 15 with regard to implementation of landscaping at the site.

Mr Selman and Mr Charles raised concerns with regard to the application and Mr Rees (applicant's agent) spoke in support. After their deputations, they responded to the Committee's questions.

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

Item 4: Three bedroom dwelling etc (OUTLINE) – Warren Cottage, 105 Harestock Road, Winchester - 13/01596/OUT

Mr Bryant (agent) spoke in support of the application.

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

The following item had no speakers during public participation:

Item 3: Replacement residential mobile home with 1 no three bedroom dwelling etc – Five Oaks Farm, Winchester Road, Shedfield - 13/01607/FUL

Following debate, the Committee agreed to refuse planning permission for the reasons 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), subject to:

(a) That in respect of Item WCC01- Street Record, Chapel Lane, Curdridge, permission be granted to fell two Beech trees and to refuse the felling of the Monterey Pine, subject to the conditions set out in the Report and as amended (with the location to be defined by the Local Planning Authority and species of 'standard' replacement trees as defined in the Informative; with exact wording delegated to the Head of Development Management). Members also requested that, if possible, the reasons for the failure of the Beech trees be ascertained.

(b) That in respect of Item WCC02 - 22A, Berewecke Avenue, Winchester, planning permission be granted subject to the conditions set out in the Report and the Update Sheet (amended Condition 10 with regard to maintenance of landscaped areas and proposed new Conditions 14 and 15 with regard to detailing in the end elevations of houses 7 and 2 and the implementation of landscaping at the site).

3. **CONSULTATION BY BASINGSTOKE AND DEANE BOROUGH COUNCIL IN RESPECT OF A PROPOSED WIND FARM AT WOODMANCOTT DOWN**  
(Report PDC976 refers)

Councillor Lipscomb declared a disclosable pecuniary interest in respect of his role as the Council's appointed Member on the South Downs National Park Authority, which had commented on the application. However, as there was

no material conflict of interest regarding this item, he had been granted a dispensation on behalf of the Standards Committee to speak and vote.

The Head of Development Management drew attention to the Update Sheet which set out Winchester City Council's Landscape consultation response to the proposals, as incorrect details had been appended to the Report.

Ms Bray spoke against the proposal. As a Ward Member, Councillor Wright was unable to attend the Committee to make his deputations and had circulated his comments to Members by email. Ms Bray responded to the Committee's questions.

During discussion, the Committee referred to concerns raised by Ms Bray of the potential impact of non-audible/low frequency noise from similar installations elsewhere for which research was being undertaken. The Committee also discussed whether a wind farm at this location may also have a negative impact on aviation safety due to potential interference to radar etc. The Head of Development Management advised that whilst the Committee's principal consideration should be the cumulative adverse impact on the landscape in the Winchester district, Members may wish to also draw to the attention of the determining local authority (Basingstoke and Deane Borough Council) their concerns with regard to air safety and of noise issues.

At the conclusion of debate, the Committee agreed to strongly object to the application for the landscape reasons set out in the Report. In addition, it agreed to request that Basingstoke and Deane Borough Council be also satisfied that the proposals would not have a detrimental impact from noise and also on aviation safety.

**RESOLVED:**

1 That Winchester City Council informs Basingstoke and Deane Borough Council that it strongly objects to the application due to the likely individual and cumulative adverse impacts, when considered in conjunction with the proposed Bullington Cross wind farm proposal, that would arise in regard to:

a. concern about the potential risk to certain bird and bat species localised populations and that, with two wind farm proposals within 7km of each other, the cumulative risk of depletion / displacement to such vulnerable species may detrimentally impact the wider ecological resource of the area;

b. concern not only in regard to the likely degradation to the visual setting of heritage assets resulting from the local dominance of the proposed turbines but additionally in regard to the lack of information about possible impacts upon heritage assets lying beyond the 5km radius considered in the Environmental Statement;

c. the likely unacceptable impact upon the unspoilt landscape character of the area and its contribution to the setting of the South Downs National Park, due to the excessive height and skyline dominance of the turbines particularly in many cherished panoramic views from vantage points on the South Downs and from the well used national trails South Downs Way and Wayfarers Walk as well as from other public rights of way.

d. that Basingstoke & Deane Borough Council satisfies itself that the proposed development would not impact detrimentally upon aviation safety.

e. that Basingstoke & Deane Borough Council ensure that all possible noise impacts on residential amenity of occupiers of dwellings potentially affected by the proposal are carefully considered.

4. **CONFIRMATION OF TREE PRESERVATION ORDER 2084, THE OLD DAIRY, BARTON FARM, ANDOVER ROAD, WINCHESTER**  
(Report PDC972 refers)

Councillors Johnston, Izard and Pearce declared personal (but not prejudicial) interests as were members of the Liberal Democrat Winchester Constituency whose offices were located in The Granary building adjacent to The Old Dairy site. The Councillors spoke and voted thereon.

RESOLVED:

That Tree Preservation Order 2084 be confirmed.

5. **PLANNING APPEALS – SUMMARY OF DECISIONS (1 JULY 2012 – 31 MARCH 2013)**  
(Report PDC975 refers)

RESOLVED:

That the Report be noted.

6. **PLANNING APPEALS – SUMMARY OF DECISIONS (1 APRIL 2013 – 30 JUNE 2013)**  
(Report PDC974 refers)

RESOLVED:

That the Report be noted.

The meeting commenced at 9.30am, adjourned between 12.45 and 2pm, and concluded at 3.45pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**17.10.2013**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON



Working in Partnership



**Curdrige**

**Ward**

**Owslebury And Curdrige**

**01 Conservation**

**Area:**

**Case No:** 13/01891/TPO

**Ref No:** WTPO4534/21

**Date Valid:** 22 August 2013

**Grid Ref:** 453285 113795

**Team:**

**Case Officer:** Mr Thomas Gregory

**Applicant:** Mr Senan Hennessy

**Proposal:** 1no Monterey Pine - fell

2no beech - fell

**Location:** Street Record, Chapel Lane, Curdrige, Hampshire

**Officer** SPLIT

**Recommendation:**

**Committee Decision:**

SPLIT decision:

**Permission has been GRANTED for the part that relates to:**

2no Beech - fell

**Permission has been REFUSED for the part that relates to:**

1no Monterey Pine - fell

**Conditions/Reasons**

**Granted works shall be subject to the compliance with the following conditions:**

1 Following the removal of the trees hereby consented, two 'standard' Hornbeam trees (as defined in the informative) shall be planted within the area of trees subject to tree felling, with the exact location to be first approved in writing with the Local Planning Authority and within a period of 9 months from the date of their removal. If, within a period of 2 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place.

Reason: to maintain the tree cover and the contribution that trees make to the character and amenity of the area.

**The part that is refused has been done so for the following reasons:**

1 Insufficient information has been provided to justify the removal of this prominent and mature tree on the grounds of its health and condition. Its loss will have a seriously negative impact on the visual amenities of the area.

### **Informatives**

1. A Standard is defined as having 10-12cm girth at planting and having a height between 3.5 and 4 metres at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition has not been met.

Trees make an important contribution to the character of the conservation area creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

**Winchester Town**

**Ward**

**St Barnabas**

### **02 Conservation**

**Area:**

**Case No:** 13/01073/FUL

**Ref No:** W11059/03

**Date Valid:** 15 May 2013

**Grid Ref:** 447322 130640

**Team:** 1\_NTH

**Case Officer:** Lorna Hutchings

**Applicant:** Alfred Homes

**Proposal:** Demolition of existing house and erection of 2 no. two bedroom, 5 no. three bedroom, 1 no. four bedroom and 1 no. five bedroom, with associated car parking, access and landscaping

**Location:** 22A Berewecke Avenue, Winchester, Hampshire, SO22 6BH

**Officer** PER

**Recommendation:**

### **Committee Decision:**

Application Permitted, subject to the following legal agreement planning obligations:

Financial Contribution to:

1. £9,659.00 (3.8%) Open Space

2 £15,505.00 (6.1%) Sustainable Transport Improvements.

3 £229,020.00 (90.1%) Affordable Housing in the form of on site provision of housing units and/or off site contribution



## Conditions/Reasons

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings, garages and other out buildings 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 Detailed proposals for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the occupation of houses.

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

4 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

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

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

6 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/AH/bereweek/001 written by Kevin Cloud of Technical and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Inspection of fencing

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with AIA/AMS-KC/AH/berewecke/001. Telephone 01962 848403.

#### Construction of special engineering under tree canopies

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848403.

#### Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement AIA/AMS-KC/AH/berewecke/001.

#### No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with Method Statement AIA/AMS-KC/AH/berewecke/001 shall be agreed in writing to the Local Planning Authority.

#### Arboricultural Supervision

No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

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

7 The development hereby approved shall be carried out in accordance with the Donald Sinclair 16.07.2013 Approved Energy Statement and Water Use Assessment. The development shall then be measured 'as built' and confirmation of it's compliance with the report shall then be assessed and provided in writing to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure sustainable development in accordance with CP11.

8 The development hereby approved shall be carried out in accordance with Landscape Strategy Plan 3612-102 April 2013 except for the following details which are hereby not approved:

'Shaped Evergreens' 'L' and 'Clipped Evergreen Pyramid' 'FF' and anywhere indicated by the key 'Clipped Evergreen Pyramid or 1/2 Standard'.

Close Boarded Fencing which fronts (at any distance) face on to any public realm at above 1.2m high.

Details of the following: Specifications for all hardstanding, Details of appearance and colour of Railings and Close Boarded Fencing shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development. Development shall be carried out in accordance with the approved details.

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

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

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

10 The development hereby approved shall be carried out in accordance with the Landscape Maintenance Plan May 2013 1st Issue 13.05.2013 TDG Landscape Ltd. Details of how the long term maintenance and management of all hard and soft landscaped areas, accesses and trees in all areas outside private curtilages and gardens area shall be dealt with shall be provided to and approved in writing by the Local Planning Authority, prior to the commencement of development. The development and management of these areas shall then be carried out in accordance with the details.

Reason: To ensure long term maintenance of the site.

11 The development hereby approved shall be carried out in accordance with Lowans Ecology and Associates Biodiversity survey assessment report 19.07.2012.

Reason: In the interests of sustainable and ecological development.

12 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground

levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

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

13 All windows indicated as obscure glazed on the approved plans and including the lower panes of all three first floor east elevation rear windows of House 7 which shall be top opening only, 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.

14 Details of an additional window or feature in the end elevations of House 7 (north) and House 2 (east) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Development shall be carried out in accordance with these approved details.

Reason: To improve the appearance of the blank elevations in the public realm and most visible areas of the site.

15 The Local Planning Authority shall be notified of the implementation of the landscaping as detailed and approved in condition 08 (Landscape Strategy Plan) at the time it commences and agree a suitable timeframe for review of the effectiveness of it in respect of neighbour amenity protection and overall landscape framework provision. This shall be assessed in liaison with the Local Planning Authority and where reasonably necessary additional planting shall be agreed in writing and implemented in accordance with a timescale to be agreed in writing. Any additional planting shall then be subject to condition 09 specifying replacement planting if any tree or plant is removed, dies or becomes defective or diseased

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

### **Informatives**

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

Southern Water's current sewerage records do not show any public sewers to be crossing the above site. However due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that

a sewer now deemed to be public could be crossing the above property. Therefore should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition

the number of properties served and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further at the above address.

Storm water must be disposed of sustainably with water permeable material used where possible, the provision of a water butt for each dwelling is recommended for details in compliance.

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

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.

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

Winchester District Local Plan Review

DP3, DP4, H3, T2, T3, T4,

Winchester Local Plan Part 1 Joint Core Strategy

CP10, CP1, CP2, CP3, CP7, CP10, CP11, CP13, CP14, CP16, CP21, WT1,

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 Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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.

The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - [www.winchester.gov.uk](http://www.winchester.gov.uk).

**Shedfield**

**Ward**

**Shedfield**

**03 Conservation**

**Area:**

**Case No:** 13/01607/FUL

**Ref No:** W21475/06

**Date Valid:** 19 July 2013

**Grid Ref:** 456286 114129

**Team:** 2\_STH

**Case Officer:** Sarah Tose

**Applicant:** Mr David Grove

**Proposal:** Replacement residential mobile home with detached 1 no. three bedroom dwelling and detached garage

**Location:** Five Oaks Farm, Winchester Road, Shedfield, Southampton, Hampshire, SO32 2HS

**Officer** REF

**Recommendation:**

**Committee Decision:**

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

- 1 The character of a mobile home is fundamentally different to that of a permanently constructed dwelling so the proposal is not considered to constitute a replacement dwelling. The proposal would therefore represent an unjustified form of development in the countryside for which there is no operational need and is contrary to Policy MTRA 4 of the Winchester District Local Plan Part 1- Joint Core Strategy.
- 2 The proposed development is considered to both physically and visually diminish the settlement gap by introducing further built form which would be contrary to Policy CP18 of the Winchester District Local Plan Part 1 - Joint Core Strategy.
- 3 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.
- 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 proposal is contrary to Policies DS1, MTRA 1 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.
- 6 The proposed development is contrary to Policy CP11 of the Winchester District Local Plan Part 1 - Joint Core Strategy, as no information has been provided to demonstrate that the new dwelling would achieve Level 5 for the energy aspect of the Code for Sustainable Homes (CfSH) and Level 4 for the water aspect of the CfSH.

### **Informatives**

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

Winchester District Local Plan Part 1 - Joint Core Strategy: Policies MTRA1, MTRA4, CP3, CP7, CP10, CP11, CP13, CP20, CP21, DS1  
Winchester District Local Plan Review 2006: Policies DP3, CE23, T2, T4

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, updating applicants/agents of any issues that may arise in the processing of their application and where possible

suggesting solutions. The applicant was updated of any issues after the initial site visit.

**Littleton And Harestock**

**Ward**

**Littleton And Harestock**

**04 Conservation**

**Area:**

**Case No:** 13/01596/OUT

**Ref No:** W02538/02

**Date Valid:** 18 July 2013

**Grid Ref:** 446189 131351

**Team:** 1\_NTH **Case Officer:** Richard Whittington

**Applicant:** Mr Roger Brown

**Proposal:** Proposed three bedroom dwelling and garage with access from Harestock Road (OUTLINE - considering scale, layout and access) (RESUBMISSION)

**Location:** Warren Cottage, 105 Harestock Road, Winchester, Hampshire, SO22 6NY

**Officer** REF

**Recommendation:**

**Committee Decision:**

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

1 It is considered that permitting the proposal would result in a form of development which would be inconsistent with the character of the area; it would result in the removal of protected trees for which there is insufficient justification; and, inevitably cause pressure to remove trees which are important to the character of the area. Therefore, it is considered that the proposal fails to respond positively to the character, appearance and variety of the local environment, and is accordingly contrary to the requirements of policy DP3 of the Winchester District Local Plan Review 2006

2 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.

3 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 (CHS) and Level 4 for the water aspect of the CHS.

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 proposal is contrary to Policies DS1 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.

### **Informatives**

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

Local Plan Part 1 - Joint Core Strategy: DS1, WT1, CP1, CP2, CP3, CP7, CP11  
Winchester District Local Plan Review 2006: DP3, DP4, H3, T4.

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 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 updated of any issues after the initial site visit.

**PDC - 976**

**Woodmancott**

**Ward**

**Wonston and Micheldever**

**05 Conservation**

**Area:**

**Case No:** 13/00844/FUL (B&DBC case ref)

**Ref No:**

**Date Valid:**

**Grid Ref:**

**Team:**

**Case Officer:** Dave Dimon

**Applicant:**

**Proposal:** Erection of 6 wind turbines with a maximum height of 130.5 m and associated development for a period of 25 years, including meteorological mast, control building, electricity transformers, underground cabling, access tracks, crane hardstandings and vehicular access.

**Location:** Land at Woodmancott, Popham, Micheldever

**Officer** OBJECTION

**Recommendation:**

**Committee Decision:**

That STRONG OBJECTION be raised

**Conditions/Reasons**

- 1 That Winchester City Council informs Basingstoke and Deane Borough Council that it objects to the application due to the likely individual and cumulative adverse impacts, when considered in conjunction with the proposed Bullington Cross wind farm proposal, that would arise in regard to:-

a) concern about the potential risk to certain bird and bat species localised populations and that, with two wind farm proposals within 7km of each other, the cumulative risk of depletion / displacement to such vulnerable species may detrimentally impact the wider ecological resource of the area;

b) concern not only in regard to the likely degradation to the visual setting of heritage assets resulting from the local dominance of the proposed turbines but additionally in regard to the lack of information about possible impacts upon heritage assets lying beyond the 5km radius considered in the Environmental Statement;

c) the likely unacceptable impact upon the unspoilt landscape character of the area and its contribution to the setting of the South Downs National Park, due to the excessive height and skyline dominance of the turbines particularly in many cherished panoramic views from vantage points on the South Downs and from the well used national trails South Downs Way and Wayfarers Walk as well as from

other public rights of way.

d) that Basingstoke & Deane Borough Council satisfies itself that the proposed development would not impact detrimentally upon aviation safety.

e) that Basingstoke & Deane Borough Council ensure that all possible noise impacts on residential amenity of occupiers of dwellings potentially affected by the proposal are carefully considered.

**Winchester Town**

**Ward**

**St Barnabas**

**PDC Conservation**

**972**

**Area:**

**Case No:** PDC 972

**Ref No:**

**Date Valid:**

**Grid Ref:**

**Team:**

**Case Officer:** Ivan Gurdler

**Applicant:**

**Proposal:**

**Location:** Land at the Dairy, Barton Farm, Andover Road

**Officer** CONFIRMATION OF TPO

**Recommendation:**

**Committee Decision:**

TPO 2084 is confirmed as set out in the report

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