

PLANNING DEVELOPMENT CONTROL COMMITTEE

14 November 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:

Councillor Weston

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 17 October 2013, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**
(Report PDC979 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 PDC979.

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Item 6 as he was a member of the Council of the City of Winchester Trust, which had commented on this application. However, he had taken no part in the Trust's consideration of the item and he spoke and voted thereon.

Councillor Lipscomb also declared a disclosable pecuniary interest in respect of item 1 as he was the Council's appointee on the board of the South Downs National Park Authority, which had commented on this application. However, there was no material conflict of interest in this item and he relied on the dispensation granted by the Monitoring Officer to speak and vote.

Councillor Read declared a personal and prejudicial interest in respect of item 5 as his residential home (West Winds) was adjacent to the application site. He spoke and answered questions from the Committee in accordance with the Council's public speaking scheme, sharing the time allocated for public speakers, and then withdrew from the meeting.

Councillor McLean made a personal statement that he was employed in the photo voltaic (PV) industry but had no connection with the application in respect of item 1.

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

The following items had speakers during public participation:

Item 1 Solar farm with an installed maximum capacity of approximately 12 MW on land near the village of Bishop's Sutton – Case no. 13/01805/FUL

The Head of Development Management drew attention to the Update Sheet which clarified that the number of solar arrays referred to in the description section should read: "the proposal includes the following; - approximately 2108 solar arrays (each array comprises of 24 individual PV panels)." In addition, condition 16 should be amended to read: "the improved access from the B3047 hereby approved shall not be used for access to the solar farm and shall only be used for agricultural purposes."

Mr Henderson, Mr Eldred and Mrs Field spoke in objection to the application as did Ms Miller representing Bishop's Sutton Parish Council. Mr Candlish and Mr Turley (agents) spoke in support of the application.

As Ward Members, Councillors Verney and Power spoke on this item and answered questions of the Committee.

In summary, Councillor Verney stated that this was a key decision of the Council and would set a precedent. He could not support the loss of grade two and three agricultural land. The site would also be visible from the golf course and the bypass and this would be especially marked in winter. The development would erode the green area between Alresford and Bishop's Sutton and the representation of Bishop's Sutton Parish Council should be taken into account. The access was on a busy road and visibility by the bridge was poor. A thick hedge on the perimeter of the site would be preferred, which could be strengthened in places, rather than the erection of a security fence. He added that due to the long life of the PV panels a security bond could be put in place to ensure that the site was restored when it was no longer required as a photo voltaic park.

Councillor Power had concerns about the access to the site during the construction period due to large vehicles negotiating the narrow road close to the railway bridge, which could cause a traffic hazard. There were also issues over providing adequate visibility splays from this access point.

Arising out of questions from members of the Committee, the Head of Legal Services clarified that a financial bond was not required from the applicant as enforcement action could be taken against the owner of the land to ensure compliance with condition 6 once the use of the land as a solar park came to an end.

Following debate, and subject to the amendments as set out in the Update Sheet, the Report's recommendations were agreed.

Item 2: Armsworth Hill House, Hill Lane, Old Alresford, Alresford – Case no. 13/01885/FUL.

The Head of Development Management referred to the Update Sheet and stated that the report reads: "whilst the property still relies on the shared access with the main dwelling" - this was corrected as the annex has its own access from the road. It was also stated that Councillor Jeffs had submitted further representation to Committee members on 12 November 2013, which were held on the application file.

Ms Webb (agent) and Mrs Bedford spoke in support of the application.

In reply to Committee questions, the Head of Legal Services explained the circumstances relating to the property's existing Section 106 Agreement and the implications for the application.

At the conclusion of debate, the Committee agreed the recommendation to refuse the application.

Item 3: Le Men Du, Drove Lane, Alresford – Case no. 13/01772/FUL.

The Head of Development Management referred to the Update Sheet and stated that further representation had been received from Councillor Cook, as detailed in the application file. In summary, Councillor Cook stated that at the present time the main objector's garden could not actually be seen at all, because of the trees that were in the garden and the barrier that had been planted in the applicant's garden. The only issue was if there would be a line of sight when the leaves fall away from the deciduous trees on the current tree barrier and if this would create an over looking situation that was sufficient to provide a reason for refusal of the application. In addition, the owner of Penrhyn had advised that a single storey rear extension adding approximately four metres in depth to the dwelling had not been shown on the ordnance survey site plan provided by the applicant. Having considered this, it did not change the case officer's recommendation.

The Head of Development Management also gave a verbal update to explain that in addition to the extension at Penrhyn, a single storey extension had also been added to 'Morley', which was approximately 3.83m in depth by 4.10m wide; this did not change the case officer's recommendation.

Mr Hall spoke in objection to the application and Mr Andrews (Agent) spoke in support.

A Ward Member, Councillor Power, stated in summary that in the context of Drove Lane, the new Huf house was intrusive and prominent when compared with existing low impact dwellings. The balcony was close to neighbouring gardens and the onus had been placed on neighbours to preserve privacy. The granting of permission for a balcony would add a lack of privacy to its existing visual dominance. Councillor Power answered questions from the Committee.

In reply to members' questions, the Head of Development Management stated that the provision of a full height glazed screen to the balcony to prevent overlooking, as proposed by the objector, could not be supported on the grounds of visual appearance.

Following debate, the Committee agreed to grant planning permission as set out.

Item 4: Erection of 80m high anemometry mast for a temporary period of 36 months at the proposed Bullington Cross Wind Farm site, Norton, Sutton Scotney – Case no. 13/01831/FUL

Councillors Evans, Gottlieb and McClean advised that they had been unable to attend the previously arranged site visit. However, they considered that they had sufficient information from the Report and from the officer's presentation to take part in the determination of the application.

As a Ward Member, Councillor Wright spoke on this item and answered questions from the Committee. In summary, he stated that the Council lacked policy to control this type of application which had led to a lack of respect by the applicant towards the City Council and to local people. The representation by Basingstoke and Deane Borough Council had highlighted that no reference had been made in the application towards airport safety (at Popham) and that Wonston Parish Council had commented on the timing of the application as the wind farm application was submitted before sufficient data had been gathered to determine which type of wind turbine would be constructed. The applicant should have collected the data that they required from the anemometry mast before they submitted the current full application.

The Head of Development Management informed the meeting that no representation had been forthcoming from aviation bodies (other than Southampton Airport) in respect of the mast application (although representation had been received regarding the main wind farm application) and that the information gathered from the anemometry mast would contribute to the detailed specification of turbines should the main wind farm application be permitted. It was additionally stated that condition 1 of the recommendation should be disregarded.

Following debate, the Committee agreed to grant temporary planning permission as set out in the Report subject to the deletion of Condition 1.

Item 5: Grubb and Banks Ltd, Joinery Works, Forest Road, Denmead – Case no. 13/01513/FUL

The Head of Development Management referred to the Update Sheet and stated that an additional informative was required as follows: 04 For the avoidance of doubt the applicant is advised that the application relates only to the replacement building and the red line does not infer any change of use on the land.

Mrs Langford-Smith and Councillor Read spoke against the application and answered questions from members of the Committee. Councillor Read left the meeting after the public participation session.

Councillor Phillips spoke on this application as a Ward Member. In summary he stated that the applicant had no sense of community or duty of care. The hours of operation were not adhered to and planning laws were ignored. The application site had encroached on to woodland which had a tree preservation order. The new single storey building was unlike the previous wooden structure and did not blend in. The new building did not keep to the village design statement and affected the landscape and character of the area, which was contrary to policy CP20. If it had been a new application and not retrospective, the application would have been refused. Councillor Phillips answered questions from the Committee.

Following consideration, the Committee agreed to refuse the application as by reason of its design and its materials it did not respond positively to the local area and was contrary to policy DP3.

The following item had no speakers during public participation:

Item 6: 107 Alresford Road, Winchester: Case no. – 13/01831/FUL

Following debate, the Committee agreed to grant planning permission for the reasons as set out in the Report, subject to the inclusion of informatives on working hours and no burning during the construction period.

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:

- (i) That in respect of Item 1, the application be permitted with condition 16 amended to “the improved access from the B3047 hereby approved shall not be used for access to the solar farm and shall only be used for agricultural purposes.”

- (ii) That in respect of Item 4, condition 1 be deleted.
- (iii) That in respect of item 5, the application be refused as by reason of its design and its materials it did not respond positively to the local area and was contrary to policy DP3.
- (iv) That in respect of item 6, informatives be included on working hours and no burning during the construction period.

3. **CONFIRMATION OF TREE PRESERVATION ORDER 2092, LAND AT 193 ROMSEY ROAD, WINCHESTER**
(Report PDC978 refers)

RESOLVED:

That, having taken into consideration the representation received, Tree Preservation Order 2092 be confirmed.

4. **PLANNING APPEALS – SUMMARY OF DECISIONS (1 JULY 2013 – 30 SEPTEMBER 2013)**
(Report PDC977 refers)

RESOLVED:

That the Report be noted.

The meeting commenced at 9.30am, adjourned between 1.00pm and 2.00pm, and concluded at 4.30pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

14.11.2013

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON



Working in Partnership



Bishops Sutton

Ward

Cheriton And Bishops Sutton

**WCC Conservation
01 Area:**

Case No: 13/01805/FUL

Ref No: W23003/02

Date Valid: 2 September 2013

Grid Ref: 459586 131986

Team: 1_NTH

Case Officer: Mrs Megan Osborn

Applicant: Beta Solar Ltd

Proposal: Solar farm with an installed maximum capacity of approximately 12 MW on land near the village of Bishop's Sutton, Hampshire (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: Proposed PhotoVoltaic Park, Whitehill Lane, Alresford, Hampshire

Officer: PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

2 Prior to work commencing on the site details of the finishes and surface treatment of all fences, structures, buildings and fixtures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details and thereafter retained.

Reason: To protect the countryside landscape character and visual amenities of the locality.

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 development permitted by Classes A and B of Part 2 of Schedule 2 of the Order shall be carried out within the site or along the boundaries of the approved development other than in accordance with the approved details of this planning permission.

Reason: To protect the countryside landscape character and visual amenities of the locality.

4 No hardstandings, footings, platforms, pavement, bunding, berms, earthworks, retaining or any other modification of the landform of any nature shall be created on the site other than in accordance with the approved details.

Reason: To ensure adequate drainage of the site and to retain the value of the land for agriculture and wildlife as the site is located in an area of countryside where development other than agriculture or forestry would not normally be permitted.

5 No external lighting shall be provided on the site at any time.

Reason: To accord with the terms of the application and in the interests of countryside and local amenities, including those of nearby residential properties.

6 On cessation of the use of the land as a solar park for electricity production through use of solar panels as approved by this permission (or any part of the solar park) all buildings, structures, solar panels, pile driven frames, fences and fixings shall be removed from the site (or the relevant part of the solar park that has ceased operation) within 6 months of the cessation of use (or in accordance with details otherwise approved in writing by the Local Planning Authority) and the land shall be restored and revert back to agriculture or forestry.

Reason: The site is located in an area of countryside where development other than agriculture or forestry would not normally be permitted and when the site ceases to be used as a solar panel park then it will be required to revert back to agriculture and forestry.

7 An Arboricultural Method Statement, in accordance with BS5837:2012 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site.

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

8 The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved Method Statement. Contact Ivan Gurdler 01962 848403.

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

9 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.

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

10 No Arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement.

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

11 Any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing to the Local Planning Authority.

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

12 A person (Arboricultural Supervisor) who is suitably qualified and experienced in Arboriculture and who has a sound knowledge of BS 5837 (2005) shall be employed to write the Arboricultural Impact Assessment , Arboricultural Work method statement and tree protection plan. The appointed Arboricultural supervisor shall supervise the installation of the tree protection measures.

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

13 No development shall take place until details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

- planting plans:
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow and woodland:
- implementation programme:

Reason: To protect the countryside landscape character and visual amenities of the locality and to protect and enhance wild life and bio-diversity interests.

14 All 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.

15 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The landscape management plan shall be carried out in accordance with the details hereby approved.

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.

16 The improved access from the B3047 hereby approved shall not be used for access to the solar farm and shall only be used for agricultural purposes.

Reason: In the interests of highway safety and the amenities of the area.

17 Prior to work commencing on the site a pre and post Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details;

- Details for the protection of statutorily protected species and bird nesting prior to and during the construction period in accordance with the recommendations of the ecological appraisal report (August 2013) prepared by URS Infrastructure & Environment UK Limited and submitted with the application and the additional information submitted in relation to condition 18;
- Tree and hedgerow protection measure to be undertaken;
- Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway;
- Provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development;
- Floodlighting and security lighting (only during construction and so not to conflict with condition 05). (note: this must be directed in such a way as not to cause nuisance to adjoining properties, SINC's or adjacent highway);
- A traffic management plan for construction vehicles entering and leaving the site, including times of movement so as to avoid peak period traffic, and early morning and evening arrivals and departures so as to protect nearby residential amenities;
- Start and finish time of construction activity (including pile driving).

The Construction management plan shall be adhered to throughout the duration of the construction period.

Reason: To protect existing vegetation, habitats and protected species and the amenities of nearby residential properties.

18 Prior to work commencing on the site a biodiversity mitigation and enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The plan should include:

- The mitigation measures set out in the ecological report
- Methodology for the on-going management of the sites hedges
- The creation and maintenance of species rich grassland

The biodiversity mitigation and enhancement plan shall be carried out in accordance with the approved details.

Reason: To protect existing vegetation, habitats and protected species.

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

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 HE.1 of the Winchester District Local Plan Review.

20 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 policy HE.1 of the Winchester District Local Plan Review.

21 Notwithstanding details submitted as part of this application (eg. opde group, drawing no. 03 Bishops Sutton (Hampshire) General Site Plan) and opde group, drawing No. 5 Bishops Sutton, Hampshire (UK), Typical frame and anchors), before any works hereby permitted are begun, details of the array foundations and other groundworks, to include a method statement relating to how these will be carried out, shall be submitted to and approved in writing by the Local Planning Authority, such details to show how surviving archaeological remains which are remain in situ

are to be preserved.

Reason: To ensure the conservation and protection of important archaeological remains present within the site, in compliance with policy HE.1 of the Winchester District Local Plan Review.

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

2. 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA4, CP12, CP19, CP20
Winchester District Local Plan Review 2006: DP3, DP4

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.

6. 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.

7. The applicant is advised that a licence will be required to carry out highway works, please contact Hampshire Highways.

Old Alresford

Ward

The Alresfords

**WCC Conservation
02 Area:**

Case No: 13/01885/FUL

Ref No: W09117/10

Date Valid: 22 August 2013

Grid Ref: 461543 137987

Team: 1_NTH

Case Officer: Mrs Megan Osborn

Applicant: Mr & Mrs N Bedford

Proposal: (HOUSEHOLDER) Single storey side extension to annex with associated alterations (RESUBMISSION)

Location: Armsworth Hill House, Hill Lane, Old Alresford, Alresford, Hampshire, SO24 9RJ

Officer REF

Recommendation:

Committee Decision:

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

Conditions/Reasons

1 The development is considered contrary to the provision of the Winchester District Local Plan Review 2006 and policy MTRA3 of the Winchester District Local Plan Part 1 in that the extension to this annex would create a larger detached self-contained residential dwelling (C3) and is considered tantamount to a new dwelling in the countryside for which there is no overriding justification.

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.

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

Local Plan Part 1 - Joint Core Strategy: MTRA1, MTRA2, MTRA3, MTRA4, CP3
Winchester District Local Plan Review 2006: DP3, H3

New Alresford **Ward** **The Alresfords**

WCC **Conservation**
03 **Area:**

Case No: 13/01772/FUL

Ref No: W23091

Date Valid: 9 August 2013

Grid Ref: 457550 132379

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

Applicant: Mr Keith Lines

Proposal: (HOUSEHOLDER) To incorporate the existing 1st floor front, northwest facing canopy area as an accessible balcony/walkway area with its associated safety handrail.

Location: Le Men Du, Drove Lane, Alresford, Hampshire, SO24 9EX

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

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

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

3 The boundary planting/screening shown on the landscaping plan submitted with this application (title: 'Boundary Landscape' 27/10/13) is to be retained as a minimum for as long as the balcony remains in use. If within a period of five years from the date of this permission hereby granted and whilst still in use, 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: In the interest of protecting the amenity 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 updated of any issues after the initial site visit.

2. 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.

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

Winchester District Local Plan Review 2006: DP3

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.

Wonston

Ward

Wonston And Micheldever

**WCC
04 Conservation
Area:**

Case No: 13/01831/FUL

Ref No: W22618/04

Date Valid: 16 August 2013

Grid Ref: 448331 143461

Team: 1_NTH **Case Officer:** Mr David Dimon

Applicant: EDF Energy Renewables

Proposal: Erection of a 80m high anemometry mast for a temporary period of 36 months to enable acquisition of meteorological data for a period not exceeding 24 months from the time it is erected and operational.

Location: Proposed Bullington Cross Wind Farm Site, Norton, Sutton Scotney, Hampshire

Officer: PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLWOING CONDITION(S):-

Conditions/Reasons

1 The permission hereby granted shall be for a limited period of three years from the date of this permission. On or before the expiry of the permission the permitted use shall be discontinued permanently. Within 3 months of the date of expiry of the permission or the permanent cessation of use of the site for the permitted purpose if sooner, all construction materials shall be removed and the site shall be restored to a condition previously agreed in writing with the local planning authority.

Reason: To accord with the terms of the application

2 The development herby permitted shall be carried out only in accordance with the following approved plans:

Fig 1 Met Mast Location Overview: Drawing Number 31242/35992.0 received 15 August 2013

Fig2. Met Mast Detailed Location: Plan Drawing Number 31242/35993.0 received 15 August 2013

Fig3. Met Mast Detailed Imagery: Drawing Number 31242/35994.0 received 15 August 2013

Fig 4 Met Mast Access Route: Drawing Number 31242/35995.0 received 15 August 2013

Meteorological Guyed Mast - Drawing Number EP1081-101 A received 15 August 2013

Reason: to ensure that the development is undertaken only in accordance with the approved details.

3 Bird flight deflectors, details of which shall be first agreed with the local planning authority, shall be securely attached to all guy wires of the approved mast at a minimal spacing of 5 metres before the mast is brought into use and shall thereafter be retained in good condition and at such spacing unless otherwise agreed in writing by the local planning authority.

Reason: in the interests ecological good practice to minimise any adverse impact to bird and bat populations through collision risk with the permitted structure.

4 The mast shall be lit at all times by use of 5 candela omni-directional red lighting or infrared lighting with an optimised flash pattern of 60 flashes per minute of 200ms to 500ms duration at the highest practicable point. The light shall be placed at the highest practicable point unless any variation thereto is first agreed in writing by the local planning authority.

Reason: In the interests of aviation safety.

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 application was acceptable as submitted and no further assistance was required.

2. 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.

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

Local Plan Part 1 - Joint Core Strategy: MTRA4, CP12, CP16, CP20
Winchester District Local Plan Review 2006: DP.4

Denmead

Ward

Denmead

**WCC
05 Conservation
Area:**

Case No: 13/01513/FUL

Ref No: W02810/08

Date Valid: 8 August 2013

Grid Ref: 464926 111802

Team: 2_STH

Case Officer: Mr Simon Avery

Applicant: Mr Banks

Proposal: Replacement timber framed building (RETROSPECTIVE)

Location: Grubb And Banks Ltd, Joinery Works, Forest Road,
Denmead, Waterlooville, Hampshire, PO7 6UE

Officer PER

Recommendation:

Committee Decision:

OVERTURN: Planning permission refused for the following reason:-

Conditions/Reasons

The proposed development by reason of its design and materials does not respond positively to the character and appearance of the local environment contrary to policy DP3(ii) of the Winchester District Local Review.

Winchester Town

Ward

St John And All Saints

**WCC
06 Conservation
Area:**

Case No: 13/02179/FUL

Ref No: W23119

Date Valid: 2 October 2013

Grid Ref: 449397 129442

Team: 1_NTH

Case Officer: Sarah Tose

Applicant: Mr And Mrs Osborn

Proposal: (HOUSEHOLDER) Single storey rear extension

Location: 107 Alresford Road, Winchester, Hampshire, SO23 0JZ

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 white painted render and slate tiles to be used in the construction of the walls and roof of the extension hereby permitted shall match those used in the existing building.

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

Informatives

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

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

Winchester District Local Plan Review 2006: Policy 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, updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. The application was acceptable as submitted and no further assistance was required.

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 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.

5. 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.

Winchester Town

Ward

St Luke

**PDC
978**

Conservation

Area:

Case No:

Ref No:

Date Valid:

Grid Ref:

Team:

Case Officer: Ivan Gurdler

Applicant:

Proposal: Confirmation of TPO

Location: 193 Romsey Road, Winchester

Officer: Confirmation of TPO

Recommendation:

Committee Decision:

TPO 2092 is confirmed as set out in report.