

PLANNING DEVELOPMENT CONTROL COMMITTEE

12 December 2013

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans (P)

Izard (P)

Johnston (P)

Lipscomb (P)

McLean (P)

Pearce (P)

Pearson (P)

Read (P)

Tait (P)

Others in attendance who addressed the meeting:

Councillors Collin, Cook, Hiscock and Pines

Others in attendance who did not address the meeting:

Councillors Humby and Weston

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 14 November 2013, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**
(Report PDC981 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 PDC981.

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Items 5 and 6 as he was a member of the Council of the City of Winchester Trust, which had commented on the applications. 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 2 as he was the Council's appointee on the board of the South Downs National Park Authority, which had commented on this application. However,

as there was no material conflict of interest regarding the item, he remained in the room and spoke and voted under the dispensation granted by the Monitoring Officer on behalf of the Standards Committee.

Councillors Evans, Pearce, Johnson and Izard declared personal (but not prejudicial interests) in respect of item 1 as Councillor Cutler was an acquaintance and had a disclosable pecuniary interest in respect of the application as he was a tenant farmer of land associated with the application.

By way of a personal statement, Councillor Tait explained that he supported the proposals as set out in Report PDC980 (and he had supported the previous planning permission granted) and therefore had predetermined the matter. Councillor Izard, as a Ward Member, had also been involved in earlier discussions with regard to the proposals and therefore had also had predetermined the matter. Councillors Tait and Izard therefore both withdrew from the Committee for that item and sat in the public gallery during its determination.

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: Proposed Solar Park, Southwick Estate, Belney Lane, Southwick – Case no. 13/02304/FUL

The Committee referred to the Update Sheet that included details of a representation sent to the Committee from the applicant's agent and also summaries of responses to consultation received since publication of the report. These included responses from the Ministry of Defence and the Archaeology Officer. The Head of Development Management also advised that Condition 6 (with regard to the construction management plan, etc) had been updated in response to the consultation response from Hampshire County Council Highways. Conditions 7, 8 and 10 had also been updated since publication of the Report further to concerns raised by Hampshire County Council Ecology Department. The Head of Planning Management also confirmed that the application had been properly advertised and widely consulted upon and that that Council was accepting representations for review up until 10 December 2013.

Ms Hudson spoke against the application and Ms Donkin (agent) spoke in support and both responded to questions of the Committee following their deputations.

During discussion, the Head of Legal Services clarified that the proposed bond, was a contractual arrangement between the landowner and the applicant and not a requirement of the local planning authority. The bond

would ensure that, if the applicant did not comply with the condition that required re-instatement of the site should the use cease, the landowner would be able to. This was intended to protect the landowner who would ultimately be responsible for compliance with this condition.

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

Item 2: Construction of extension, with associated parking and landscaping - Hazard Waste Management Ltd, Otterbourne Farm, Kiln Lane, Otterbourne, Winchester – Case no. 13/02103/FUL

Mr Clark, Dr Haycock and Ms Acton (representing Otterbourne Parish Council) spoke against the application and Mr Partridge (agent) spoke in support. Each responded to questions from the Committee following their deputations.

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

Item 3: 1no. three bedroom detached dwelling - Cedar Lodge, 143 Pitmore Road, Eastleigh – Case no. 13/00176/FUL.

Mr Jones (representing Otterbourne Parish Council) spoke against the application and responded to questions from the Committee. Ms Blunt (agent) also spoke in support.

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

Item 5: Conversion of existing building into 6no. two bedroom flats and erection of 1no. four bedroom, 1no. five bedroom houses and 1no. one bedroom and 1no. two bedroom flats, garages etc Park House, Park Road, Winchester – Case no. 13/01979/FUL

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

Mr Gumbel and Councillor Hiscock (a Ward Member for St Barnabas) spoke against the application and Mr Cleary (agent) spoke in support. Councillor Hiscock responded to questions from the Committee following his deputation.

In summary, Councillor Hiscock was concerned at a proposal to utilise developer contributions from the area to signalise traffic over the Park Road railway bridge. He explained that this would not be beneficial, or safe, for pedestrians. Councillor Hiscock also raised general points at the need to

robustly enforce the Council's affordable housing policies, including where this was to be achieved off-site via financial contributions.

In response to the comments raised, the Head of Development Management reported that officers were satisfied that a viable contribution towards affordable housing had been secured from the developers in this instance.

Following debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) set out in the Report, with the addition of an additional Informative (with exact wording delegated to the Head of Development Management) with regard to the routing of construction traffic to the site, so as to avoid the narrow Park Road Railway bridge.

Item 6: Redevelopment of former car dealership, etc to create foodstore, parking etc - Hendy Ford Units, 1-2 Easton Lane, Winchester - Case no. 13/01099/FUL

The Committee referred to the Update Sheet which summarised details of a letter received since publication of the Report from Hendersons Global Investors (Winchester Silver Hill No.1 Ltd) in opposition to the application. The Update Sheet also referred to correspondence from Marks and Spencer who disagreed with the conclusions set out in the Committee Report. The letter included a summary of an Inspector's decision with regard to the requirements of the sequential test approach for a proposal at an out of town Retail Park in Walsall.

The Head of Planning Management also requested that Reason for Refusal 1 on page 73 of the Report be amended. The word 'may' in the second to last line should be replaced with 'would'.

During discussion, the Head of Strategic Planning and Head of Estates explained the planning policy issues and benefits of applying a sequential test approach to protect the vibrancy of the town centre and future development there. They also responded to questions from the Committee with regard to existing retail development at locations peripheral to the town centre.

Councillors Pines and Collin (Ward Members for St John and All Saints) and Mr Morray (on behalf of Marks and Spencer) spoke in support of the application and each responded to questions from the Committee following their deputations.

In summary, Councillor Pines referred to other retail units in the vicinity and that a new store in this location would be a positive benefit to the local community. He requested that any planning permission should be inclusive of improvements to local bus services and safe routes for local people to access the store. There should also be guarantees of local opportunities for employment and apprenticeships at the store.

In summary, Councillor Collin referred to the many retail units in the vicinity, including along Easton Lane and Moorside Road. He suggested that stores in

Winchester High Street were not adequate in size, nor conveniently placed for customers to do their large grocery shopping. A new store in the proposed location would provide customers with more choice and would not threaten the viability of shops in the town centre.

In response to the comments raised, the Head of Development Management reiterated that the application was to change the existing use of the building to A1 retail use, which would not be limited to food, but could include any A1 retail use. Also, the application was not made by Marks and Spencer, although they were likely to be the preferred tenant of this site.

At conclusion of debate, the Committee agreed to refuse planning permission for the reasons set out in the Report, with the change to Reason 1 from the word 'may' to 'would'.

Item 7: Change of use from equestrian to residential, erection of 1 no. 4 bedroom dwelling etc - Cherry Tree Stables, Goscombe Lane, Gundleton – Case no. 13/02140/FUL

Councillor Cook (speaking on behalf of Bighton Parish Council) spoke against the application and Dr Rothwell (applicant) spoke in support. Dr Rothwell responded to the Committee's questions following his deputations.

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

The following items had no public speakers:

Item 4: Single Storey front and two storey rear extensions - 8 Arle Close, Alresford – Case no. 13/02278/FUL

The Committee referred to the Update Sheet which summarised details of three additional objections to the application which had been received since publication of the Report.

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

Item 8: Erection of front boundary wall including gates (Retrospective) - Skyfall, 124 Downs Road, South Wonston – Case no. 13/02095/FUL

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), subject to:

- (i) That in respect of Item 5 (Park House, Park Road, Winchester) planning permission be permitted subject to the conditions set out in the Report and an additional Informative (with exact wording delegated to the Head of Development Management) with regard to the routing of construction traffic to the site, so to avoid the narrow Park Road Railway bridge.

Applications within the area of the South Downs National Park (SDNP):

There were no applications.

3. **VARIATION OF AFFORDABLE HOUSING PROVISION – APEX CENTRE REDEVELOPMENT, COLDEN COMMON**
(Report PDC980 refers)

RESOLVED:

That the Head of Legal Services be authorised to vary the legal agreement relating to planning permission 12/02635/FUL to allow the provision of affordable housing to be met off-site by way of a financial contribution of £75k instead of 2 units on site.

The meeting commenced at 9.30am, adjourned between 12.50pm and 2.00pm, and concluded at 6.00pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

12.12.2013

PART II DEVELOPMENT CONTROL APPLICATIONS

AND DECISIONS THEREON



Working in Partnership



WCC 01

Case No:	13/02304/FUL	
W No:	W22898/01	
Case Officer	Mr James Jenkison	Team: 2_STH
Applicant:	Hive Energy Ltd And Welborne Solar Ltd	
Proposal:	Construction of an 82 hectare Solar park, to include the installation of solar panels to generate electricity with associated plant buildings, perimeter fencing, cameras, landscape and other associated works (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)	
Location:	Proposed Solar Park, Southwick Estate, Belney Lane, Southwick, Hampshire	
Officer Recommendation:	Permit	

Recommendation

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

2 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.

3 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 plans and details or as otherwise approved in writing by the Local Planning Authority.

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.

4 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.

5 On cessation of the use of the land (or any part of the land) as a solar park for electricity production through use of solar panels as approved by this permission all buildings, structures, fences, gates, posts, solar panels 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 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.

6 No development shall commence until fencing (to a design to be first submitted to and approved by the Local Planning Authority) has been erected around the area located in Site A where an archaeological feature of potential significance has been identified and excluded from development in the revised plans hereby approved. No works shall take place within the area inside that fencing unless approved in writing by the Local Planning Authority.

Reason: To ensure the protection of archaeologically, sensitive areas, structural remains and other features within the development site, during demolition and construction operations.

7 Prior to work commencing on the site a landscape, habitat and site management plan, including long term design objectives, management responsibilities, maintenance schedules for all landscape areas (including hedgerows and the management of their height) and details for habitat enhancement and protection (and including a monitoring programme), shall be submitted to and approved in writing by the Local Planning Authority. The landscape, habitat and site management plan shall be carried out in accordance with the approved details and habitat protection and enhancement shall be in full accordance with the measures set out in sections 4.2, 4.3, 4.4, 4.7, 4.8 and 4.9 of the Ecological Appraisal (Avian Ecology, August 2013), section 3 of the Confidential Appendix (badgers) (Avian Ecology, undated) and the Supplementary Information in Response to LPA dated 3 December 2013 and 9 December 2013 unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that site maintenance is not detrimental to use of the land by protected species and to ensure effective long term landscape and site management to assimilate the proposal into its countryside context.

8 A detailed scheme for the location of solar panels, landscaping, tree and/or shrub planting (including reinforcement of existing hedgerows and retention of existing trees) and boundary treatment (including the location of fences, fence opening details for wildlife movement, details of fence crossing of ditches etc.) and measures for their protection shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify plant species, density, planting, size and layout. The landscaping details approved shall be carried out in the first planting season following the completion of the development or prior to any part of the development coming

into operation, whichever is the sooner, or in accordance with details to be first submitted to and approved in writing by the local planning authority. 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. Fence opening details shall be incorporated within the fencing at the stage of fence construction in accordance with the approved details and thereafter retained. All hard and soft landscape works shall be carried out in accordance with the approved details.

Reason: To ensure effective screening of development on the site in the interest of countryside character and amenities and to protect and enhance bio-diversity interests.

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 Prior to work commencing on the site a 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;
Tree, pond and hedgerow protection measures to be undertaken;
Archaeological protection measures to be undertaken;
Details of hedgerow removal to gain access to the sites;
Details in relation to the use of the public footpath through Site B;
Temporary matting or other methods as approved in writing by the Local Planning Authority to minimise ground disturbance during the construction period;
Measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway or other local roads;
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. (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 and delivery vehicles entering and leaving the site; including details of routes, passing spaces, traffic signage, 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),
construction phase travel plan;

Start and finish time of construction activity (including any pile driving);

Phasing of development.

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 countryside amenities and in the interests of highways safety and neighbours amenities.

11 No development hereby permitted shall be brought into use until details of accesses and visibility splays for all accesses to the sites have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to any construction traffic or any traffic associated with supply of equipment and materials associated with the development being brought onto any of the sites and thereafter retained throughout the construction period.

Reason: In the interests of highway safety.

12 Prior to any construction traffic or any traffic associated with supply of equipment and materials associated with the development being brought onto any of the sites, a Condition Survey (including mitigation measures) of the local highway network, including Pitymore Lane, Pigeon House Lane and Belney Lane, shall be undertaken, submitted to and approved in writing by the Planning Authority. The approved Condition Survey shall be adhered to throughout the construction period and, upon cessation of construction works (or as otherwise agreed by the Local Planning Authority), and any remedial works to the local highway network made necessary as a result of the site traffic as reasonably required by the Planning Authority shall be undertaken to the satisfaction of the Local Planning Authority prior to any construction traffic or any traffic associated with supply of equipment and materials associated with the development being brought onto any of the sites.

Reason: In the interests of safety.

13 Prior to any construction traffic or any traffic associated with supply of equipment and materials associated with the development being brought onto any of the sites a scheme of passing places for Pitymore Lane, Belney Lane and Pigeon House Lane shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to any construction traffic or any traffic associated with supply of equipment and materials associated with the development being brought onto any of the sites and thereafter retained.

Reason: In the interests of safety.

14 The external finishes of the gates, inverters, substations and kiosks shall be powder coated moss green (RAL 6005).

Reason: In the interests of countryside amenities and to assimilate the development into its countryside surroundings.

15 The development hereby approved shall, in addition and subject to conditions 1-14, be undertaken in accordance with the approved details and plans drawn and submitted as a part of this planning application as listed below:

Pegasus Environmental:

H.0312_01-B Site Location Plan, dated 07.10.2013

Wirsol:

Plan No.: 1.0, DNO Housing LV Switch-Gear Kiosk, dated October 2013.

Plan No.: 1.0, Pre-Cast Switch Substation, dated October 2013.

Plan No.: 1.0, Table Spacing, dated October 2013.

Plan No.: 1.0, Fencing Elevations, dated October 2013.

Barratt:

(66)603 Rev. C1, Edge of Park HV Switch Room dated 28.08.13

Aurora inverter range TRIO-20.0-TL, TRIO-27.6-TL

Reason: For the avoidance of doubt as to the scope of this planning permission.

Informatives

1. The development is in accordance with the Policies and Proposals of the Development Plan set out below and there are material considerations (the proposal promotes sustainable energy production and the land will be able to readily revert back to agriculture should the solar park cease operating) which indicate that the determination should be made in accordance with Development Plan as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

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

National Planning Policy Framework

Planning practice guidance for renewable and low carbon energy - July 2013

Winchester District Local Plan Part 1- Joint Core Strategy: DS1, MTRA4, CP12, CP18, CP20

Adopted Winchester District Local Plan review 2006 (saved policies): DP3, DP4, HE1, HE2

3. This planning permission does not purport or seek to purport the granting of consent for the removal of any trees or hedgerows, including trees within hedgerows.

4. The applicants attention is drawn to the fact that it is an offence to undertake works that affect the habitat of protected species without first undertaking appropriate surveys and providing a mitigation strategy and first obtaining and complying with the terms and conditions of any licences required, as described in Part IV B of Circular 06/2005. You should accordingly liaise with

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Natural England to ensure that the provisions of the following legislation are satisfied before any work is commenced on site pursuant to the permission

hereby granted: Parts IV and Annexe A of circular 06/2005 'Biodiversity and Geological Conservation'; Section 40(1) of the Natural Environment and Rural Communities Act 2006, Regulation 3(4) of the Conservation (Natural Habitats & c) Regulations 1994, section 74 of the Countryside and Rights of Way Act 2000 and section 1 Wildlife and Countryside Act 1981 (as amended).

5. The applicant is advised that a separate application for a Footpath Diversion Order is required under section 257 of the Town and Country Planning Act 1990 (as amended) for the diversion of any footpath and that work that affects a public right of way may not commence on the development until such time as a S.257 application has been approved and the legal line of the paths altered. The .The Diversion Order is required to be made and confirmed and the new route certified as being fit for use by the public before any development approved can take place.

6. 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.

7. 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.

8. The applicant is advised that this planning permission does not purport or seek to purport the grant of permission for any works to overhead power lines that may be affected by the development hereby approved.

WCC 02

Case No:	13/02103/FUL	
W No:	W21303/03	
Case Officer	Lewis Oliver	Team: 1_NTH
Applicant:	HWM Group	
Proposal:	Construction of extension, with associated parking and landscaping	
Location:	Hazard Waste Management Ltd, Otterbourne Farm, Kiln Lane, Otterbourne, Winchester, Hampshire	
Officer Recommendation:	Permit	

Recommendation

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

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

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

3 The development hereby permitted shall be used for B1a office use only and for no other purpose (including any other purpose in Class B 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 that given the sensitive location of the site no other form of development would be acceptable in this location.

4 All hard and soft landscape works shall be carried out in accordance with the approved details shown on plan ID558.1B. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

5 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

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

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 development permitted by Class A 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.

7 No external lighting shall be provided other than in accordance with a scheme for the prevention of light pollution from the internal roads and car parking areas, which shall be submitted to and approved in writing by the Local Planning Authority within three months of the date of this permission. Development shall be undertaken in accordance with the approved details.

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

8 The extension hereby approved shall comply with LPP1 policy CP11 - in order to achieve a minimum BREEAM Excellent, 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. Details of this shall then be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved development.

Reason: To ensure that the proposal complies with Policy CP11 of the Local plan Part 1.

9 The development hereby permitted shall be carried out and completed in accordance with the submitted plans:

- Site Location Plan - Reference: WIN/1060/AP/001A
- Block Plan - Reference: WIN/1060/AP/002A
- Elevations & floor plan as proposed - Reference: WIN/1060/AP/003
- Planting Proposals - Reference: ID558.01B

Reason: To ensure that the development is carried out in accordance with the approved plans.

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 agent was advised of issues over landscaping and provided with an opportunity to submit further plans.

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

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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: MTRA1, MTRA4, CP8, CP9
Winchester District Local Plan Review 2006: DP3, DP4, T2

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.

6. All native reptile species receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of mature garden sites outside the reptile hibernation period (typically October - March). Clearance of garden reptile habitat such as compost heaps, piles of garden waste, general debris and rough vegetation should then take place in a careful and sensitive manner, by hand, to allow any reptiles present to leave the area of their own accord

WCC 03

Case No:	13/00716/FUL	Team:	1_NTH
W No:	W21361/05		
Case Officer	Mrs Megan Osborn		
Applicant:	Mr S Smith		
Proposal:	1 no. three bedroom detached dwelling (RESUBMISSION)		
Location:	Cedar Lodge, 143 Pitmore Road, Eastleigh, Hampshire, SO50 4LS		
Officer	Permit		
Recommendation:			

Recommendation

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Provided the applicant enters into legal agreement to secure £5019.00 towards the following contribution(s):-

- 1.) Affordable Housing £4617.00
- 2.) Open Space £100
- 3.) Highways £301

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 carried out in accordance with the approved details.

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

3 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 dwelling is first occupied. Development shall be 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.

4 The parking areas 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.

5 The dwelling hereby approved shall comply with LPP1 policy CP11 - in order to achieve a minimum Code for Sustainable Homes (CSH) 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. Details of this shall then be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved development.

Reason: To ensure that the proposal complies with Policy CP11 of the Local plan Part 1.

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 other than those expressly authorised by this permission shall, at any time, be constructed in the east elevation(s) of dwelling hereby permitted.

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

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7 The ground floor window in the east elevation of the dwelling 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 ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B and C of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

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

9 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.

10 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

11 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.

12 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted 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.

13 The parking areas 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.

14 Before the development hereby approved is first brought into use, visibility splays of 2 metres by 17 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 1 in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

15 Detailed proposals for the disposal of foul and surface water; 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 construction of the development hereby permitted.

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

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.

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

Local Plan Part 1 - Joint Core Strategy: CP2, CP3, CP7, CP10, CP11, CP13, CP14

Winchester District Local Plan Review 2006: DP.3, DP.4, DP.5, H.3, T.2, T.3, T.4

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.

WCC 04

Case No:	13/02278/FUL	
W No:	W23019/01	
Case Officer	Richard Whittington	Team: 1_NTH
Applicant:	Ms J Gorsia	
Proposal:	(HOUSEHOLDER) Single storey front and two storey rear extensions (RESUBMISSION)	
Location:	8 Arle Close, Alresford, Hampshire, SO24 9BG	
Officer Recommendation:	Permit	

Recommendation

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

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

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

Informatives

1. 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. 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. 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.

WCC 05

Case No:	13/01979/FUL	
W No:	W07242/07	
Case Officer	Nick Parker	Team: 2_STH
Applicant:	Mr Stuart Forester	
Proposal:	Conversion of existing building into 6 no. two bedroom apartments including part demolition and part new build; erection of 1 no. four bedroom and 1 no. five bedroom detached dwellings plus 1 no. one bedroom and 1 no. two bedroom flats above proposed garages with associated parking and formation of a new access drive with minor works to site access	
Location:	Park House Park Road Winchester Hampshire SO23 7BG	
Officer	Permit	
Recommendation:		

Recommendation

Application Permitted subject to a Legal Undertaking to secure financial contributions towards affordable housing (£20,475); off-site Public Open Space (£2025 (£1053 for play and £972 for sports)) and Highway Improvements Works (£14,499) and the following condition(s):

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

Conditions/Reasons

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

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

2 Precautions shall be taken to secure and protect the interior features against accidental loss or damage, or theft during the building work. Details shall be submitted to and approved by the local planning authority before works begin on site, and the relevant work carried out in accordance with such approval.

Reason: In the interests of preserving historic fabric and ensuring its re-use where appropriate.

3 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 historic building.

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

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

5 All new partitions shall be scribed around the existing ornamental mouldings (plaster, paneling).

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

6 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 historic building.

7 Sample panels of all new facing brickwork showing the proposed brick types, colour, texture, face bond and pointing shall be provided on site and the specification approved in writing by the LPA before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed.

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

8 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) typical details at 1:10 and half full size of new windows in the existing building, including profiles of frames and glazing bars;

- b) details at 1:10 and half full size of the new conservatory;
- c) a schedule and method statement for the relocation of any internal features, such as chimneypieces and panelling;
- d) details of work required for the upgrading of fabric in connection with means of escape/fire protection.

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

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

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

10 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.

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

Reason: To ensure 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.

12 Detailed proposals for the disposal of foul and surface water in a sustainable way (to include permeable paving wherever possible and rainwater recycling utilised) 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 dwellings are occupied.

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

13 The removal of any roof tiles or hanging tiles on 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: to avoid harm to bats.

14 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 10008-AJA5-DC dated 10th January 2013 written by David Cashman of Barrell Tree Consultancy approved by the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with 9341- AIA2-PB. Telephone 01962 848317.

The Arboricultural Officer shall be informed prior to the commencement of construction of special surfacing under tree canopies so that a pre commencement site visit can be carried out. Telephone 01962 848317. No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement and Tree Protection Plan. Any deviation from works prescribed or methods agreed in accordance with Method Statement and Tree Protection Plan 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.

15 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.

16 The development hereby permitted shall be implemented in accordance with the recommendations as set out in the approved document: Sustainable Construction Supplementary Planning Statement dated September 2013 as written by Nick Jones Project Management Limited.

Reason: To ensure a sustainable development.

17 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 east elevation of Plot 10 hereby permitted.

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

18 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.

19 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.

20 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 32 metres (west) and 2.4 metres by 17 metres (east) shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 600mm in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

21 The parking spaces and garages hereby approved shall not be used for any other purpose than the parking of cars.

Reason: In the interests of highway safety.

22 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.

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 during the assessment of the application and has amended the scheme accordingly.

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, MTRA1, MTRA2, MTRA4, CP8, CP11, CP13, CP18, CP20
Winchester District Local Plan Review 2006: DP3, DP4, T2, T4

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 a licence will be required to carry out highway works. Please contact: Hampshire Highways, Bishops Waltham Depot, Botley Road, Bishops Waltham, SO32 1DR.

7. 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

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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.

8. The applicant is advised that during construction operations that all construction traffic be directed to and from the site via Worthy Road to the east of the site and not to use the Park Road Railway bridge for access which is located to the west of the site due to its unsuitability for use by larger construction traffic type vehicles.

WCC 06

Case No:	13/01099/FUL	
W No:	W04092/29	
Case Officer	Mrs Megan Osborn	Team: 1_NTH
Applicant:	BBC Pension Trust	
Proposal:	Redevelopment of former car dealership including partial demolition and refurbishment to create foodstore, laying out car park, servicing and access	
Location:	Hendy Ford Units, 1-2 Easton Lane, Winchester, Hampshire	
Officer Recommendation:	Refuse	

Recommendation

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

1 The proposal is contrary to policies DS1 and WT1 of the Local Plan Part 1 and paragraphs 23-27 of the NPPF in that it fails to follow the sequential approach required by these policies, there being other sequentially preferable sites available, does not demonstrate a flexible approach by the applicant towards alternative sites and would impact on public or private investment in the town centre or local centres.

2 The proposal is contrary to policies DS1 of the Local Plan Part 1 in that the proposed development is for a town centre use which would expand retail uses in a location which is not defined, or proposed, as a town or local centre.

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 BREEAM 'excellent'.

4 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.

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

Local Plan Part 1 - Joint Core Strategy: DS1, WT1, CP8, CP9, CP10, CP11, CP13, CP21, MTRA1

Winchester District Local Plan Review 2006: DP3, DP4, SF1, SF2, RT11, T2, T4

WCC 07

Case No:	13/02140/FUL	Team:	1_NTH
W No:	W16762/10		
Case Officer	Andrea Swain		
Applicant:	Dr S Rothwell		
Proposal:	Change of use from equestrian to residential to include demolition of existing block of 8 stables, removal of menage, erection of 1 no. 4 bedroom detached dwelling and detached garage and landscaping to form domestic curtilage		
Location:	Cherry Tree Stables Goscombe Lane Gundleton Alresford Hampshire SO24 9SP		
Officer Recommendation:	Refuse		

Recommendation

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

1 The proposal is contrary to policies CE22, CE23 and CE24 of the Winchester District Local Plan Review, policies MTRA3 and MTRA4 of the Local Plan Part 1

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Joint Core Strategy and the advice contained in the National Planning Policy Framework in that it involves the erection of dwelling in open countryside for which there is no overriding justification.

2 The proposed residential use of the site and formation of a residential curtilage with associated domestic paraphernalia domestic paraphernalia and car parking would suburbanise the site to the detriment of the rural character of the area, contrary to policy DP3 of the WDLPR.

3 The proposal is contrary to policy CP3 of the Local Plan Part 1 Joint Core Strategy in that it fails to make a contribution towards the provision of affordable housing.

4 The proposal is contrary to policy CP7 of the Local Plan Part 1 Joint Core Strategy in that it fails to make a contribution towards the provision of public open space.

5 The proposal is contrary to policy CP11 of the Local Plan Part 1 Joint Core Strategy in that it fails to achieve Code Level 5 for Energy.

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, H3, CE22, CE23 and CE24

Joint Core Strategy: MTRA3, MTRA4, CP3, CP7, CP11 and CP13.

WCC 08

Case No:	13/02095/FUL	
W No:	W17362/06	
Case Officer	Miss Lisa Griffith-Jones	Team: 1_NTH
Applicant:	Winchester Building Co. Ltd	
Proposal:	Erection of front boundary wall including gates (RETROSPECTIVE)	
Location:	Skyfall 124 Downs Road South Wonston Winchester Hampshire SO21 3EH	
Officer Recommendation:	Permit	

Recommendation

APPROVE SUBJECT TO THE FOLLOWING REASON(S):-

Conditions/Reasons

1 All soft landscape works and new tree planting shall be retained in accordance with the approved plan (Plan and Elevation, September 13, including trees 1-7 and the Laurel Hedge as indicated on Access as proposed revised house size, plan D02, dated June 12). If within a period of five years from the date of this permission 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 the visual amenity of the area.

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. 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, 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 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.