

PLANNING COMMITTEE

5 February 2015

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans
Izard (P)
Jeffs (P)
Johnston (P)
McLean (P)

Pearson (P)
Read (P)
Rutter (P)
Scott (P)

Deputy Members:

Councillor Laming (Standing Deputy for Councillor Evans)

Others in attendance who addressed the meeting:

Councillors J Berry, Byrnes, Mather, Pines, Sanders, Tait, Thompson and Weir

Others in attendance who did not address the meeting:

Councillors Miller and Weston

1. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee, held on 11 December 2014 and 8 January 2015, be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1017 and Update Sheet refers)

The schedule of planning application 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 PDC1017.

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

Item 1: Chesil Street Car Park, Barfield Close, Winchester
Construction of a 2, 3, 4 and 5 storey, 52 unit Extra Care Scheme for older
persons with associated communal facilities for residents and a respite Day
Care centre, set within landscaped grounds. (AMENDED DESCRIPTION
26/11/14).

Case number: 14/02534/FUL / W04345/19

Councillor Mather declared a disclosable pecuniary interest in respect of this item due to her role as a County Councillor as the application had a Hampshire County Council involvement. However, as there was no material conflict of interest regarding this item, and she was not a decision maker, she had a dispensation granted on behalf of the Standards Committee to speak on this item and she left the meeting after she had spoken prior to Member debate.

The Head of Development Management referred Members to the Update Sheet which stated that the St Giles Residents' Association comments were included in the summary of the 80 letters of objection, however the following comments were not considered to have been included: the proposal was contrary to the 'Vision of Chesil Street' which emerged as part of the public consultation in 2014, and also a request for a site visit. In addition, one additional letter of support had been received from Hampshire County Council's Adult Services stating the clear need for this facility in the centre of town and that Chesil Street Car Park was the ideal location.

During public participation, Alan Foster (St Giles Hill Residents' Association) spoke in objection to the application and Richard Jobson (Architect) together with Andrew Palmer and Debbie Rhodes (Winchester City Council New Home Delivery Team – applicant) spoke in support and answered Members' questions thereon.

During public participation, Councillors J Berry and Councillor Pines spoke on this item as Ward Members and Councillors Mather and Sanders spoke as neighbouring Ward Members.

In summary, Councillor J Berry stated that the principle of extra care provision was sound but she questioned whether this was the most appropriate site as it represented over development. Compared with recognised standards, the provision of 52 units on a 0.4 hectare site would result in sacrifice of facilities such as greenhouses and sheds. There was insufficient provision of two bed units as people required space. Residents required gardens on site or to have accessibility to them in order to keep fit and such a specialist extra care facility should provide facilities onsite, or have a level and safe access to doctors, libraries, post offices and banks. The lack of such facilities undermined the ability of residents to enjoy the provision. The provision of a footpath via Chesil Street Multi Storey Car Park would not solve the access issues and would not result in a 'lifetime neighbourhood'. Alternative provision in Middle Brook Street Car Park, which was larger and more suitably

located, would be a better alternative. An improved approach could have been achieved by involving local residents to assist in the design of the facility as they now had concerns regarding the loss of car parking and impact on their local environment.

In summary, Councillor Pines stated that he agreed with the need for extra care provision but with reduced spending by Hampshire County Council for supported people he questioned if the proposals were sustainable in the long term. The site was more suitable for domestic housing, which should be low key to mirror the two storey development on the opposite side of Chesil Street. The proposals were out of keeping with policies for the provision of development that was sympathetic to its surrounding area and this area was also an important gateway to the City. The design was alien to the surrounding area, and this had been recognised by the City of Winchester Trust and the Eastleigh and Winchester Local Design Review Panel. The report lacked detail on the challenges to development and there was no mention of a public consultation exercise. It was a cramped site and there were better alternatives within the Town area. There had been little consideration as to the quality of life of the development's residents and with the provision of 18 spaces for mobility scooters a planned route into Town was required as at present it did not exist due to safety concerns. A safe route was required for the development to go ahead.

In summary, Councillor Mather stated that she was a firm supporter of extra care provision and recognised its need. In considering the planning merits of the application, there was concern as to the principle of development and the harm to the area and also over accessibility. These views reflected those of local residents. Chesil Street car park was not a surplus car park and was well used as there was little on-street car parking and Chesil Street Multi Storey car park did not offer a safe environment. Development of the car park site would have an adverse impact on residents and businesses. The provision of an extra care facility in this location would provide poor access for residents with the pavements been too narrow to allow scooter access into town. The location would not keep residents active. It was recognised that there was a Grampian condition to provide a scooter route in advance of development but barriers to its provision would be insurmountable due to the steepness of Wharf Hill and inadequacies of access through the multi storey car park and the pavements by City Bridge and Chesil Street Theatre. Although the height of the proposed development had been lessened, and the development moved, it would still have an impact on the historic area, and this was recognised by the Council's Head of Historic Environment. The design would harm the area and the proposals represented the wrong design on the wrong site.

In summary, Councillor Sanders stated that in common with many residents he supported extra care facilities but objected to this application. He supported the comments made by Alan Foster regarding policy HE5 Part 2, that development in conservation areas would only be permitted if it was in scale and harmony with adjoining properties as a whole. This development did not meet these criteria as its height and massing was not in scale and it

should be refused. The development did not respect the street grain; it maximised development on the site filling in all dimensions and was higher than the development opposite. It was the maximum development that the site could take without harming the conservation area (as recognised by the Council's Head of Historic Environment); it was at odds with its surroundings and was not sensitive to the planning brief and a higher duty of care was required when developing in the conservation area.

During public participation, Councillor Tait spoke on this item as Portfolio Holder for Housing Service. In summary, Councillor Tait stated that he was a Ward Member for Saint Michael's and also a Trustee of the St John's Winchester Charity. He continued that if the application was approved it would provide 52 homes of a very high quality which were affordable and well thought out and built to the lifetime homes standard. It would allow residents to stay in their homes and be able to afford to live there. Although there were questions over the style of architecture, the location of Chesil Street did offer benefits and the development would be popular. Issues had been raised regarding mobility scooters, but as a Trustee of St John's Winchester Charity, that charity made no provision for scooters and was still popular with elderly residents. St John's was also proposing to develop the site adjacent to Chesil Street Theatre and this would include a pedestrian bridge over the River Itchen, which would improve access. In reply to questions, Councillor Tait clarified that the proposed public pedestrian bridge would not be open 24 hours as it would be closed overnight.

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

Item 2: 51 Chilbolton Avenue, Winchester, Hampshire SO22 5HJ
Erection of 5 no three bedroom dwellings and 1 no four bedroom dwellings
with associated access, parking, landscaping and the erection of parking
garage.
Case number: 14/02137/FUL / W23954

The Head of Development Management referred Members to the Update Sheet which in summary outlined details of one further letter of objection from a resident of 10 Elizabeth Place. It also stated that an additional condition 12 be included to require a comprehensive landscaping scheme for the western boundary treatment and to show the relationship to the adjoining 49 Chilbolton Avenue to ensure continuity across both sites.

During public participation, Fraser Hymas spoke in objection to the application and Chris Rees (Agent) spoke in support and answered Members' questions thereon.

During public participation, Councillor Thompson spoke on this item as a Ward Member and Councillor Weir spoke as a neighbouring Ward Member.

In summary, Councillor Thompson stated that there were objections to the proposals due to the overdevelopment of the site. The applicant was developing four houses at number 49 Chilbolton Avenue and was now proposing to provide six properties on this site rather than four as provided on the adjacent site. There was concern that the character of the area was being eroded, with 145 additional houses been provided in the vicinity in recent years. Chilbolton Avenue had its own design statement and the proposals represented over-development. The space between the new plots to number four, 49 Chilbolton Avenue was far too small and the development should be seen in its entirety, as combined sites, with the proposed development using the same access from 49 Chilbolton Avenue. There were also concerns that the development was at Code Level 4 for Energy and not at Code Level 5, and that in view of the potential financial return on the development, the contribution of £50,000 towards affordable housing was very poor. The Committee was asked to visit the site before reaching its decision.

In summary, Councillor Weir stated that she supported the residents of Stockers Avenue in that this development should be seen in the context of being the third in a line of continual development along Chilbolton Avenue. The decision on number 49 Chilbolton Avenue was taken at officer delegated level and matters had been overlooked. Chilbolton Avenue presented a challenge with intrusive and overbearing dense development needing to be taken into consideration and with the construction of Elizabeth Place the area was now facing over-development. She requested that the Committee take its time to achieve a good decision.

The Head of Development Management commented that the Local Area Design Statement had been taken into consideration and there was no reason to refuse the application in terms of its impact on the character of the area. It was added that negotiation was taking place with the applicant to possibly remove the balcony to the rear of number four 49 Chilbolton Avenue to achieve a more satisfactory relationship with the new development at 51 Chilbolton Avenue.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the conditions and informatives) as set out in the Report, together with the additional conditions as set out in the Update Sheet regarding a comprehensive landscaping scheme (additional condition 12 in conjunction with condition 5) and also to include the requirement for permeable surface materials for surface water runoff in condition 5.

Item 3: Dean Court, Hillside Close, Winchester, Hampshire SO22 5LW
Creation of two curtilages, refurbishment of existing dwelling consisting of alterations to roof to provide front and side extensions at first floor, alterations to fenestration and removal of existing garage and erection of 1 no. four bedroom dwelling (AMENDED DESCRIPTION-09/09/14).
Case number: 14/01802/FUL / W22538/01

During public participation, Mr M Keaveney spoke in objection to the application and Paul Bulkeley (Agent) spoke in support and answered Members' questions thereon.

During public participation, Councillor Weir spoke on this item as a Ward Member on behalf of Councillor Osborne, also a Ward Member.

In summary, Councillor Weir stated that the proposals were not in accordance with the St Barnabas Neighbourhood Design Statement and the development was three storeys sunk into the ground with a flat roof. The development would be two metres higher than Hillside Close and the access was not satisfactory. The spaces between the buildings did not meet the requirements of the Neighbourhood Design Statement and the proposals would be dominant. There was overwhelming local objection to the scheme and although development was not precluded, it should be in keeping with the character of the area. A Planning Viewing Sub-Committee was requested.

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

Item 4: Land Adjacent to Horton Barns, Clewers Lane, Waltham Chase, Hampshire (AMENDED PLANS) Erection of 30 no. dwellings comprising of one, two, three and four bedrooms with associated car parking and landscaping (RESUBMISSION).
Case number: 14/00685/FUL / W08940/14

The Head of Development Management referred Members to the Update Sheet which stated in summary that one additional letter of objection had been received, that further amended plans had been received making minor changes to the scheme and that there were further updates to condition 13 and amendments to conditions 2, 3 and 4. In addition, the Head of Development Management stated that a financial contribution was required to the Solent and Southampton Water Special Protection Area and that this would be secured by a Section 106 agreement and that the landscape plan also required details of a hedgerow planting plan.

During public participation, Mr Ogden representing Shedfield Parish Council spoke in objection and Richard Tear (Agent) and Lindsey Aldington (Agent) spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Tait spoke on this item as Portfolio Holder for Housing Services. In summary, Councillor Tait stated that the scheme would provide 40% affordable housing (12 units) and 10% discounted market housing (3 units). The discounted market housing would offer a substantial discount to local people and the landowner was not seeking to maximise the value of the land and was giving a lot back to the community. The applicant, Aster, was new to the area and it was excellent to work with

them. The use of timber proposed cladding in the development was good in the right development and had been successfully incorporated at Dever Close, Micheldever. The application may be premature but it met the Council's objectives for meeting housing need and he offered his support to the scheme.

Following questions by Members, the Head of Development Management clarified that the 40% affordable provision (12 units) would be offered to those in greatest housing need across the District and, in the first instance, the three discounted market housing properties would be offered to those on the Housing Waiting List with local connections prior to being offered to those in need across the District. At the request of the Committee, the Head of New Homes Delivery was asked to negotiate with the applicant as to whether the 12 units of affordable provision could be offered to those having a local connection in the first instance.

In reaching its decision, the Committee took into consideration the advice of the Head of Strategic Planning that the granting of permission would not set a precedent for other applications that were submitted in advance of the emerging Local Plan. This was because each application would need to be considered on a case by case basis on its own merits through the formal process and, where applications were put forward that were not in accordance with the emerging Local Plan, they would be recommended for refusal.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the conditions and informatives) as set out in the Report, together with the additional conditions as set out in the Update Sheet together with a financial contribution towards the Solent and Southampton Water Special Protection Area to be secured by a Section 106 agreement. The Head of New Homes Delivery was also asked to negotiate with the applicant as to whether the 12 units of affordable provision could also be offered to those having a local connection in the first instance.

Item 5: Rozel Forge, Stapleford Lane, Durley, Southampton, Hampshire
Installation of no 800 ground mounted solar panels.

Case number: 14/02310/FUL / W20177/01

The Head of Development Management referred Members to the Update Sheet which stated that a consultation response had been received from the City Council's Drainage Engineer who had no objection to the principle of the development but had recommended an additional condition 7 be included to secure a detailed layout plan of the drainage to be submitted to and approved in writing by the local planning authority.

During public participation, Alan Sayle spoke in support of the application and answered Members' questions thereon.

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

Report, together with the additional condition 7 as set out in the Update Sheet relating to drainage.

Item 6: Bankside, Hilden Way, Littleton, Winchester SO22 6QH (HOUSEHOLDER) Removal of roof and addition of storey to provide first floor accommodation; extension to existing ground floor and external alterations to windows and walls; replacement attached garage (RESUBMISSION). Case number: 14/02691/FUL / W01809/02

During public participation, Robert Tutton (Agent) and Councillor Peter Highfield representing Littleton and Harestock Parish Council spoke in objection to the application and Jeremy Tyrell (Agent) spoke in support and answered Members' questions thereon.

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

Item 7: 2 North Drive, Littleton, Winchester, Hampshire SO22 6QA 1 no. Walnut tree to fell. Case number: 14/02029/TPO / WTPO/1745/04

During public participation, Mr Warner spoke in support of the application and answered Members' questions thereon.

During public participation, Councillor Byrnes spoke on this item as a Ward Member.

In summary, Councillor Byrnes stated that he supported the application to fell the tree. Mr. Warner and his neighbour Mr. Wilson were willing to replace the walnut tree as it impinged on neighbouring properties and Littleton and Harestock Parish Council also supported its removal and replacement. The removal of the tree would not result in overlooking. Walnut trees could be affected by the floods that had taken place in North Drive, Littleton and its replacement by a smaller tree would improve flood mitigation works in the immediate vicinity. The tree also harboured rats that lived in its base and its removal would improve rat control. The removal of the tree would not affect the amenity of the area and it would be replaced by a new tree.

At the conclusion of debate, the Committee agreed to refuse the application for the reason as set out in the Report.

RESOLVED:

1. That the decisions taken on the Planning 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 the following:

(i) That in respect of item 2, additional conditions be agreed as set out in the Update Sheet regarding a comprehensive landscaping scheme (additional condition 12 in conjunction with condition 5) and also to include the requirement for permeable surface materials for surface water runoff in condition 5.

(ii) That in respect of item 4, additional conditions be agreed to grant permission for the reasons (and subject to the conditions and informatives) as set out in the Report, together with the additional conditions as set out in the Update Sheet together with a financial contribution towards the Solent and Southampton Water Special Protection Area to be secured by a Section 106 agreement. The Head of New Homes Delivery was also requested to negotiate with the applicant as to whether the 12 units of affordable provision could also be offered to those having a local connection in the first instance.

(iii) That in respect of item 5 an additional condition 7 be agreed as set out in the Update Sheet regarding drainage.

3. **CONFIRMATION OF TREE PRESERVATION ORDER 2132: LAND ADJACENT TO 65 HARESTOCK ROAD, WINCHESTER**
(Report PDC1018 refers)

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2132 be confirmed with a modification to change the order from a group order to an order that specifies individual trees.

The meeting commenced at 9.30am, adjourned for lunch between 1.00pm and 2.00 pm and concluded at 6.00pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

05.02.2015

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON



Working in Partnership



Winchester Town

Ward

St John And All Saints

01 Conservation

Area:

Case No: 14/02534/FUL

Ref No: W04345/19

Date Valid: 14 November 2014

Grid Ref: 448711 129087

Team: 1_NTH

Case Officer: Andrea Swain

Applicant:

Proposal: Construction of a 2, 3, 4 and 5 storey, 52 unit Extra Care Scheme for older persons with associated communal facilities for residents and a respite Day Care centre, set within landscaped grounds. (AMENDED DESCRIPTION 26/11/14)

Location: Chesil Street Car Park, Barfield Close, Winchester, 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 Before development commences 1:20 scale fully annotated plans, elevations and sections (vertical and horizontal) of the following details shall be submitted to and approved in writing by the local planning authority:

- Window and door frames/surrounds and the glazing system and other glazed elevations, showing the details of the reveals within elevations and the coursing of brickwork and mortar surrounding the openings
- Entrances (including canopies)
- Sections where brick slips are to be used together with coursing and mortar detailing
- All external doors
- Bronze cladding showing joints, junctions, corners and connections to other external surfaces
- Parapet detailing to brick elevations
- PV panels including fixings
- Any external rainwater goods

- Any plant and machinery, vents or flues fixed to the external surfaces of the development
- Timber panels and their connections/ junctions with other external surfaces
- Galvanised steel fin balustrades
- Perforated bronze privacy fins between balconies
- Powder coated balustrades fixed to or adjacent to parapets walls
- Timber privacy louvres
- Recessed brick panels and associated brick coursing (nb these should have a minimum of 100mm reveals)
- All external boundaries (walls (including retaining wall), railings, gates, fences) and all external steps
- Vertical louvres/fins on the glazed sections between blocks including their fixings to elevations
- External floor divisions of the glazed sections between blocks
- All floor, side wall and ceiling materials to balconies including junctions with external elevation materials
- Artistic mosaic wall panels, including surrounding brick coursing and their junctions and fixings to the elevations
- Openings to car park (Barfield Close) and boundary and railing elevation detailing including brick coursing and railing fixings
- Undercroft car parking showing walls (including brick coursing), floor finishes and ceiling finishes
- Ceiling finishes to any other undercrofts
- Electricity sub station (NB the external design shall consist of the same materials, detailing and architectural language as the main building)
- Pergola
- Any meter boxes or utility apparatus including pipework, which will be visible from the public realm (NB all external pipework shall be incorporated as an integral part of the architecture)

The above details shall be implemented in accordance with the approved details before the building is occupied unless otherwise agreed in writing by the local planning authority.

Reason: to ensure that the external appearance of the development is of a high order on this sensitive town centre site which is within the conservation area.

3 Before development commences samples of all the external materials of the buildings and external hard landscaping surfaces shall submitted to and approved in writing by the local planning authority. The external materials shall include the following: a soft stock brick, pre-patinated bronze cladding, natural Cedar cladding, fine line aluminium powder coated window and door framing system, frit pattern glazing to opening lights, galvanised steel fin balustrades, perforated bronze privacy fins between balconies, natural timber privacy louvres to bedrooms not fronted by balconies powder coated aluminium balustrades not used on balconies. No GRP or uPVC shall be used for any external material and detailing. The above material shall be used in the implementation of the scheme unless otherwise agreed in

writing by the local planning authority.

Reason: to ensure that the external appearance of the development is of a high order on this sensitive town centre site which is within the conservation area.

4 Notwithstanding the landscape proposals submitted with the planning application, no development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include the following, as relevant:

existing and proposed finished levels or contours:

- means of enclosure, including any retaining structures:
- car parking layout:
- other vehicle and pedestrian access and circulation areas:
- hard surfacing materials:
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc):
- hard surfacing materials:

Soft landscape details shall include the following as relevant:

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

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

5 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.

6 No development shall commence on site until such time as the details for the highway improvement and access works as shown indicatively on drawing 27965-PD 111 Rev B have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highways Authority. There shall be no occupation of the site for the purposes pursuant to the planning permission until such time as the works have been completed to the written satisfaction of the Local Planning Authority.

Reason: In order to ensure the access proposals are safe and appropriate.

7 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.

8 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.

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

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

10 Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal and all drainage works have been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water.

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

11 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 (to include an initial phase of archaeological evaluation at each site) 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: (delete as appropriate)

1. An assessment of significance and research questions
2. The programme and methodology of site investigation and recording
3. Provision for post investigation assessment, reporting and dissemination
4. Provision to be made for deposition of the analysis and records of the site investigation (archive)
5. 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.

12 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.

13 Prior to work commencing on the site, a detailed Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Construction Environmental Management Plan Construction shall be adhered to throughout the duration of the construction period. This document should include approved controls for surface / storm water attenuation (quality and quantity) and discharges into the foul water system.

Reason: To ensure that all construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

14 No development shall take place until a copy of the interim stage Code for Sustainable Homes certificate (at level 4 and 5 standard) or evidence sufficient to meet the requisite Code for Sustainable Homes mandatory credits (in Ene 1 and Ene 2) for level 5 for energy/CO2 and (Wat 1) for water at level 4 have been submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To reduce the carbon footprint of the development hereby approved.

15 No occupation shall take place until a copy of the final stage Code for Sustainable Homes certificate (at level 4 and 5 standard) or evidence sufficient to meet the requisite Code for Sustainable Homes mandatory credits (in Ene 1 and Ene 2) for level 5 for energy/CO2 and (Wat 1) for water at level 4 have been submitted to and approved by the Local Planning Authority.

Reason: To reduce the carbon footprint of the development hereby approved.

16 During construction of the development hereby approved, including demolition works, no materials shall be burnt on site, unless agreed in writing by the Local Planning Authority.

Reason: To protect the amenity of occupiers of nearby premises and in the interest of public health.

17 All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00 and 13:00 Saturday and at no time on Sundays or recognised public holidays, unless agreed in writing by the Local Planning Authority.

Reason: To ensure that all demolition and construction work in relation to the application does not cause materially harmful effects on nearby land, properties and businesses.

18 Before any accommodation is occupied, a noise validation report shall be submitted to and approved in writing by the Local Planning Authority. The noise report shall demonstrate that:

- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
- ii all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)
- iii all external amenity areas including residential garden/patio areas shall achieve a 16-hour LAeq (07:00 to 23:00) of 55 dB(A)

Such noise protection measures implemented to achieve these objectives shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To ensure that acceptable noise levels within the dwellings and external communal amenity areas are not exceeded.

19 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing

by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

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

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

3. was provided with pre-application advice

4. 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.

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

Winchester District Local Plan Review 2006: DP3, DP4, DP5, H3, HE1, HE2, HE4, HE5, HE6, HE8, H3, T2, T3, T4, and W7.

Local Plan Part 1: WT1, CP1, CP2, CP3, CP7, CP10, CP11, CP13, CP14, CP15, CP16, CP17 and CP20

6. The applicant must enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

7. Due to changes in legislation that came into force on 1 October, 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore should any sewer be found during construction works, an investigation of the sewer will be required to

ascertain its condition, the number of properties served and potential means of access before any further works commence on site.

8. Where a SUDS scheme is to be implemented the drainage details submitted to the Local Planning Authority should: specify the responsibilities of each party for the implementation of the SUDS scheme; specify a timetable for implementation; provide a management and maintenance plan for the lifetime of the development. This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

9. Any removal or alteration of trees or hedgerows should be undertaken outside the peak nesting season which extends from March to August inclusive. If such works are necessary within the nesting season, all areas should be inspected by a suitably qualified person prior to works taking place. Should an active nest site be located, a suitably sized buffer zone should be established, with no works taking place until nesting has been completed.

Winchester Town

Ward

St Paul

02 Conservation

Area:

Case No: 14/02137/FUL

Ref No: W23954

Date Valid: 29 September 2014

Grid Ref: 446690 130198

Team: 1_NTH **Case Officer:** Lewis Oliver

Applicant: Alfred Homes

Proposal: Erection of 5 no three bedroom dwellings and 1no four bedroom dwellings with associated access, parking, landscaping and the erection of parking garage.

Location: 51 Chilbolton Avenue, Winchester, Hampshire, SO22 5HJ

Officer PER

Recommendation:

Committee Decision:

That planning permission be granted subject to the following condition(s) and a Section 106 Agreement in order to secure the following planning obligations under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

(i) Contributions of £50,000 towards affordable housing in accordance with Policy CP3 of the Winchester District Local Plan Part 1 - Joint Core Strategy,

(Note: If the Legal Agreement is not completed within 6 months then the

application may be refused without further reference to Committee)

Conditions/Reasons

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

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

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

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

3 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference AIA/AMS/-KC/AH/51CHIL/001 written by Kevin Cloud of Technical Arboriculture and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Inspection of fencing

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with AIA/AMS/-KC/AH/51CHIL/001. Telephone 01962 848403.

Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS/-KC/AH/51CHIL/001.

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement AIA/AMS/-KC/AH/51CHIL/001 shall be agreed in writing by the Local Planning Authority.

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

4 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.

5 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

-Proposed finished levels or contours, in comparison to existing ground levels, including the damp proof course and ground floor of the proposed buildings, and the relationship to the levels of adjacent buildings, together with contours to be formed and earthworks to be undertaken;

- Revised front boundary treatment, the front boundary treatment shown on plan 1990/05 is hereby not approved;

- Hard surfacing materials (to be permeable);

-Minor artefacts and structures (refuse or other storage units, signs and lighting etc);

Soft landscaping works shall include:

-planting plans (for new trees, hedges and other planting) including replacement planting of tree G4;

-written specifications (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;

-implementation programme.

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

6 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

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

7 The development hereby approved shall be carried out in accordance with the Sustainability section of the Planning Statement dated September 2014. The development shall then be measured 'as built' and confirmation of it's compliance

with the report shall then be assessed and provided in writing to and approved by the Local Planning Authority prior to occupation.

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

8 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

9 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.

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

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

11 The development shall be carried out in accordance with the measures and enhancements set out in accordance with the Biodiversity Survey Assessment Report (Lowens Ecology and Associates, 17/07/2014) unless otherwise approved in writing by the Local Planning Authority.

Reason: To provide adequate mitigation and enhancement for protected species.

12. In conjunction with condition 5, no development shall commence until details of a comprehensive landscaping scheme have been submitted and approved in writing by the Local Planning Authority. This strategy shall show the relationship to the adjoining 49 Chilbolton Avenue to ensure continuity across both sites. In addition it shall include management responsibilities and maintenance schedules for this and all the landscape areas and common parts. The landscaping and common parts 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 landscaping.

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 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, DS1, CP2, CP10, CP11 and CP13
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. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, S023 9EH Tel 01962 858688 or www.southernwater.co.uk.

Winchester Town

Ward

St Barnabas

03 Conservation

Area:

Case No: 14/01802/FUL

Ref No: W22538/01

Date Valid: 1 August 2014

Grid Ref: 446275 130549

Team: 1_NTH

Case Officer: Ben Hatt

Applicant: Mr Frank Devoy

Proposal: Creation of two curtilages, refurbishment of existing dwelling consisting of alterations to roof to provide front and side extensions at first floor, alterations to fenestration and removal of existing garage and erection of 1 no. four bedroom dwelling (CHANGE OF DESCRIPTION-09/09/14)

Location: Dean Court Hillside Close Winchester Hampshire SO22 5LW

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 Notwithstanding the bricks, render and paint colour as detailed on the submitted plans and within the application form, development shall not take place until details and samples of the bricks, render and paint colour to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved detail

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

3 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data) demonstrating that all homes meet the Code 5 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and the Code 4 standard for water (in the form of a BRE water calculator) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

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

4 Prior to the occupation of the development hereby permitted detailed information (in the form of SAP as built stage data) demonstrating that all homes meet the Code 5 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and the Code 4 standard for water (in the form of a BRE water calculator) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

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

5 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference DEVO/1894d written by Bill Kowalczyk Associates and submitted to the Local Planning Authority shall be installed 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.

6 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 DEVO/1894d. Telephone 01962 848403.

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

7 No Arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement DEVO/1894d

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

8 Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement DEVO/1894d 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.

9 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.

10 Prior to the commencement of development details of the ground protection including fencing relating to the construction of the foundations at the edge of the canopy of T7 shall be submitted to and approved in writing by the Local Planning Authority.

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

11 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.

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

Reason: In the interests of highway safety.

13 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 dwellings are first occupied. Development shall be carried out in accordance with the approved details.

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

14 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

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

15 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 south and west elevations of unit 1 and the south and east elevations of unit 2 hereby permitted.

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

16 The first floor windows in the south and western elevation numbered 4 and 12 of unit 1 hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

Informatives

1. 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:-

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA3, CP2, CP3, CP11, CP13, CP14, CP20

Winchester District Local Plan Review 2006: DP3, DP4, H3, 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 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. 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.

sections (vertical and horizontal) of the following details shall be submitted to and approved in writing by the local planning authority:

- Eaves, verges, bargeboards, ridge tile profiles
- PV panels
- Rainwater goods
- Windows and bay windows (NB all windows frames within masonry shall be recessed from the face elevation by a minimum of 75mm)
- Doors, door surrounds, canopies and garage doors
- Metre boxes/cabinets including positions, colours and materials
- Details of balconies

The above details shall be implemented in accordance with the approved details before each building is occupied.

Reason: to ensure that the external appearance of the development is of a high order on this sensitive rural site.

3 Before development commences samples of all the external materials of the buildings and external hard landscaping surfaces shall be submitted to and approved in writing by the local planning authority. The external materials shall comprise, angled terracotta tiles, metal roofs to bays and canopies, dark eaves, clay plain tiles for the roofs, timber window frames and stone sills, timber doors and door frames, timber barge boards and fascias, a soft stock brick and timber cladding and boarding. No GRP shall be used for door surrounds, porches or other decorative detailing.

Reason: to ensure that the external appearance of the development is of a high order on this sensitive rural site.

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

- existing and proposed finished levels or contours;
- means of enclosure;
- details of the 2.4 metre fence to be erected on the eastern boundary;
- car parking layout;
- other vehicle and pedestrian access and circulation areas;
- hardsurfacing materials;
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc. These shall be kept out of the grass verges and restricted to footways wherever possible to prevent future damage to trees from excavation);
- an Hedgerow Planting Plan to update Drawing No. 2904Lscape E by Mark Hinsley

Arboricultural Consultants Ltd dated 04.08.2014

- a method statement demonstrating how access works will be undertaken in accordance with the updated Hedgerow Planting Plan and how the existing boundary planting will be retained around each boundary where it is in close proximity to the development.

Soft landscape details shall include the following as relevant:

- planting plans:
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate (New tree planting shall also be undertaken in accordance with the Tree Planting Detail shown on the updated Hedgerow Planting Plan);
- retained areas of grassland cover, scrub, hedgerow and woodland which shall comply with the details shown on the updated Hedgerow Planting Plan;
- manner and treatment of watercourses, ditches and banks:
- implementation programme:

All hard and soft landscape works shall be carried out in accordance with the approved details. Hard landscaping works shall be completed prior to the occupation of the dwellings. The soft landscaping 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.

5 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

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

6 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 the dwelling hereby approved is first occupied.

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

7 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, C, D, E or F 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.

8 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data) demonstrating that all homes meet the Code 5 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and the Code 4 standard for water (in the form of a BRE water calculator) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

Prior to the occupation of the development hereby permitted detailed information (in the form of SAP as built stage data) demonstrating that all homes meet the Code 5 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and the Code 4 standard for water (in the form of a BRE water calculator) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

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

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

Reason: In the interests of highway safety.

10 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.

11 The proposed access and drive, shall be laid out and constructed in accordance

with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE - A licence is required from Hampshire Highways Winchester, Bishops Waltham Depot Botley Road, Bishops Waltham, SO32 1DR prior to commencement of access works.

Reason: To ensure satisfactory means of access.

12 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 43 metres (to a point measured 1 metre within the road from the edge of carriageway) in each direction shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

13 The unallocated parking spaces shown on drawing number 12-065-PL02 rev.H by MHArchitects dated 05.03.14 shall be retained and made available for parking purposes at all times to all residents and visitors to the development with no physical or legal restriction on who may use such spaces.

Reason: To ensure that adequate parking spaces are retained for the development (in accordance with Winchester City Council's Supplementary Planning Document Residential Parking Standards December 2009) in the interests of highway safety.

14 The parking areas including the garages shall be provided in accordance with the approved plans before the dwellings are 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 houses as residences.

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

15 The roads and footways shall be laid out and made up in accordance with the specification, programme and details to be approved by the Local Planning Authority. No dwelling erected on the land shall be occupied until there is a direct connection from it completed to the approved specification [less the final carriageway and footway surfacing] to an existing highway.

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

16 Prior to commencement a landscaping scheme, designed with wildlife in mind and to provide biodiversity enhancements, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall be implemented in accordance with the approved plan.

Reason: in order to secure adequate biodiversity provision and enhancements through landscaping.

17 All works prescribed, both to trees and that related to demolition and construction activities, shall be undertaken in strict accordance with the Arboricultural Information ref: 2904-2014/JC/imp/02/14 written by John Christopher of Mark Hinsley Arboricultural Consultants Ltd. and submitted to the Local Planning Authority.

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

19 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Information ref: 2904-2014/JC/imp/02/14 written by John Christopher of Mark Hinsley Arboricultural Consultants Ltd. and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and will remain until the development is complete.

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

20 A 2.4m close boarded fence shall be installed on the eastern boundary of the site in accordance with details set out in the Noise Report by Vanguardia ref. VC-101536-EN-RP-0001 Rev 1, and supplemented by the letter from Vanguardia ref VC-101536/L1. This fence shall be installed prior to occupation of any of the dwellings on the site and maintained thereafter. Details of the fence shall correspond with the landscaping details required by condition 4.

Reason: In the interests of residential amenity.

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:-

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA2, MTRA4, CP1, CP2, CP3, CP4, CP7, CP10, CP11, CP13, CP14, CP16, CP18, CP20, CP21

Local Plan Part 2 - Development Management and Site Allocations Consultation Draft 2014: WC2

Winchester District Local Plan Review 2006: DP3, DP4, DP5, CE2, H3, 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 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. 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. It is recommended that the Tree Officer is informed once protective measures have been installed so that they can be inspected and deemed appropriate. Evidence will also be required to demonstrate that the protective measures have been installed prior to any demolition, construction or groundwork commences on

the site and to show that it has remained until the development is completed before the relevant condition may be discharged.

Durley **Ward** **Owslebury And Curdrige**

05 Conservation

Area:

Case No: 14/02310/FUL

Ref No: W20177/01

Date Valid: 16 October 2014

Grid Ref: 450714 116290

Team: 2_STH **Case Officer:** Michelle Thomson

Applicant: Ms D Stephenson

Proposal: Installation of no 800 ground mounted solar panels

Location: Rozel Forge, Stapleford Lane, Durley, Southampton,
Hampshire, SO32 2BU

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 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, pavement, bunding, berms, earthworks, retaining or any other modifications 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.

4 No external lighting, fencing or security measures shall be provided on the site at any time unless otherwise approved in writing by the Local Planning Authority.

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) for electricity production through the use of solar panels as approved by this permission all buildings, structures, solar panels, pile driven frames, fences and fixings shall be removed from the site (or the relevant part of the site 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 agricultural use.

Reason: The site is located in an area of countryside where development would not normally be permitted and when the site ceases to be used for electricity production then it will be required to revert back to its agricultural use.

6 All hard and soft landscape works shall be carried out in accordance with the approved details (including drawing L101 Revision B). 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.

7 No development shall take place until a detailed layout plan of the drainage which has already been installed on site has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with these approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that adequate drainage for the proposed development is available on site.

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, DP4
Winchester District Local Plan Part 1: DS1, MTRA4, CP12, CP20

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.

Littleton And Harestock

Ward

Littleton And Harestock

06 Conservation

Area:

Case No: 14/02691/FUL

Ref No: W01809/02

Date Valid: 19 November 2014

Grid Ref: 445497 132284

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

Applicant: Mr William Oakley

Proposal: (HOUSEHOLDER) Removal of roof and addition of storey to provide first floor accommodation; extension to existing ground floor and external alterations to windows and walls; replacement attached garage (RESUBMISSION)

Location: Bankside, Hilden Way, Littleton, Winchester, SO22 6QH

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

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

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

3 The first floor side windows in the east and west elevations of the development hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times. These windows shall be non-opening below the height of 1.7m.

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

Informatives

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

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

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

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.

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.

Littleton And Harestock

Ward

Littleton And Harestock

07 Conservation

Area:

Case No: 14/02029/TPO

Ref No: WTPO/1745/04

Date Valid: 29 August 2014

Grid Ref: 445768 132110

Team: 1_NTH

Case Officer: Mr Ivan Gurdler

Applicant: Mr Alan Wilson

Proposal: 1 no. Walnut tree to fell

Location: 2 North Drive, Littleton, Winchester, Hampshire, SO22 6QA

Officer REF

Recommendation:

Committee Decision:

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

Conditions/Reasons

1 The removal of this Walnut tree will result in a loss of public visual amenity which will be to the detriment of the character of the local area contrary to Winchester District Local plan policy DP.4.

PDC 1018

Littleton and Harestock

Ward

Littleton and Harestock

Conservation

Area:

Case No: TPO 2132

Ref No:

Date Valid:

Grid Ref:

Team:

Case Officer: Ivan Gurdler

Applicant:

Proposal:

Location: Land adj 65 Harestock Road, Winchester

Officer PER (with modification)

Recommendation:

Committee Decision:

TPO 2132 be confirmed (with modification)
