

PLANNING COMMITTEE

23 April 2015

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans (P)
Izard (P)
Johnston
Lipscomb
McLean (P)

Rutter (P)
Scott (P)
Tait (P)
Weston (P)

Deputy Members:

Councillor Laming (Standing Deputy for Councillor Johnston).

Others in attendance who did not address the meeting:

Councillor Read.

1. **APPOINTMENT OF VICE-CHAIRMAN FOR THE MEETING**

RESOLVED:

That Councillor Weston be appointed Vice Chairman of the Committee for the meeting.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 26 March 2015 be approved and adopted.

3. **MINUTES OF THE PLANNING (VIEWING) SUB COMMITTEE HELD ON 24 MARCH 2015**

Planning Committee considered the minutes of the Planning (Viewing) Sub Committee held on 24 March 2015.

RESOLVED:

That the minutes of the Planning (Viewing) Sub Committee held on 24 March 2015 be received (as attached as Appendix A to the Minutes).

4. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1025 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 PDC1025.

Councillor Tait made a personal statement that, in respect of item 1, he had met in an official capacity with the applicant to explore the use of the site for exception housing in his previous role as Portfolio Holder for Housing Services, but he had not discussed the planning merits of the application, and he spoke and voted on this item.

Councillor Rutter declared that she had predetermined her decision in respect of items 2 and 3 (Wistaria, London Road, Kings Worthy) following contact with the applicant, and she spoke on these items under public participation as a Ward Member, sitting apart from the Committee and did not vote.

Councillor Izard made a personal statement that, in respect of item 5, he was the Chairman of Colden Common Parish Council and also a Ward Member, but he had taken no part in consideration of the application and he spoke and voted thereon.

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

Item 1. Residential development of up to 50 no. dwellings to top field and 7 no. dwellings on Dildawn; upgrading the existing access off Hookpit Farm Lane with associated roads, parking areas and landscaping with an optional access off Springvale Road (Amended description) - Land Off Hookpit Farm Lane, Hookpit Farm Lane, Kings Worthy, Hampshire
Case number: 14/01861/OUT/W02203/08

During public participation, Marcus Evans and Ian Gordon representing Kings Worthy Parish Council spoke in objection to the application and Neil Holmes (Agent) spoke in support and answered Members' questions thereon.

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

Item 2: (HOUSEHOLDER) Demolition of single storey extension and erection of replacement single storey extension to south east of property attached by glazed link; new porch access to north east of the property – Wistaria, London Road, Kings Worthy, Winchester, Hampshire.
Case number: 14/02841/FUL / W10175/03

During public participation, Ian Gordon representing Kings Worthy Parish Council spoke in objection to the application and Mr Stephen Thomas

(applicant) and Mr Thomas (agent) spoke in support and answered Members' questions thereon.

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

In summary, Councillor Rutter stated that she was sympathetic to the needs of the applicant and supported the application. The applicant had attempted to meet the historic requirements of the application and the proposed extension was acceptable. The issue was the new access from London Road and its impact on the setting of a listed building, but such views were subjective and there was no highway officer objection. The proposed new access would improve the traffic situation and the listed building's setting. The proposed access was on a slope away from the road which would reduce its visual harm and would also facilitate the turning round of vehicles. The present boundary treatment was a mixture of wood, wrought iron and hedging and improved landscaping could also assist in mitigating any visual impact. All other properties in the vicinity had access by their houses and a gap already existed in the hedge for a footpath. There was historically no hedge to the front of the property and the proposals would bring about little change. The materials to be used for the hard standing could be controlled by condition. The present access problems experienced by the applicant through the neighbouring garage forecourt would be resolved to the benefit of the applicant and also to the garage. The proposals would maintain and enhance the appearance of the property as it was presently hidden from view and would distinguish it from the adjacent garage and give it a sense of place. The Committee was requested to grant permission for the application.

At the conclusion of debate, the Committee agreed to grant planning permission as the application was considered not to be harmful to the setting of the listed building and authority was delegated to the Head of Development Management in consultation with the Chairman to provide detailed wording for conditions including those relating to the surface treatment of the hard standing to be constructed from permeable materials; on landscaping (species and height); that there should be no gates to the entrance; the materials to the extension and to the porch and others related to the listed building.

Item 3: (HOUSEHOLDER) Demolition of single storey extension and erection of replacement single storey extension to south east of property attached by glazed link; new porch access to north east of the property – Wistaria, London Road, Kings Worthy, Winchester, Hampshire.
Case number: 14/02842/LIS / W10175/03

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

In summary, Councillor Rutter stated that the proposed extension was symmetrical across the whole width to the rear of the house and would enhance the listed building and there were no objections to the extension.

At the conclusion of debate, the Committee agreed to grant listed building consent as the application was considered not to be harmful to the setting of the listed building and authority was delegated to the Head of Development Management in consultation with the Chairman to provide detailed wording for conditions, including those relating to provision of a sample of materials for the extension and the porch; details of window elevations and that large scale drawings be submitted.

Item 4: Proposed all weather playing surface with 3m high fencing, planting and new path to connect Romans Road to the existing PE Centre (AMENDED DESCRIPTION) - Kingsgate Park, Kingsgate Road, Winchester
Case number: /14/02676/FUL W09899/06

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 raised no objection to the proposed development.

During public participation, Debra Ivory (Agent) spoke in support and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to permit the application for the reasons set out in the Report and the Update Sheet.

Item 5. 1no. Oak Fell - 7 Scotts Close, Colden Common, Winchester.
14/02925/TPO / WTPO/1277/03

The Head of Landscape and Open Spaces explained that the location of 7 Scotts Close, Colden Common, was not as shown in the location map in the Report and detail of the correct location was provided.

During public participation, Mrs Glasspool representing Colden Common Parish Council spoke in objection to the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to permit the application for the reasons set out in the Report.

RESOLVED:

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, planning permission be granted and authority be delegated to the Head of Development Management in consultation with the Chairman to provide detailed wording for conditions including those relating to the surface treatment of the hard

standing to be constructed from permeable materials; on landscaping (species and height); that there should be no gates to the entrance; the materials to the extension and to the porch and others related to the listed building.

(ii) That in respect of item 3 listed building consent be granted and authority was delegated to the Head of Development Management in consultation with the Chairman to provide detailed wording for conditions including those relating to the provision of a sample of materials for the extension and the porch; details of window elevations and that large scale drawings be submitted.

The meeting commenced at 9.30am and concluded at 1.30pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

23.04.2015

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON



Working in Partnership



Kings Worthy

Ward

Kings Worthy

01 Conservation

Area:

Case No: 14/01861/OUT

Ref No: W02203/08

Date Valid: 29 August 2014

Grid Ref: 448562 133764

Team: 1_NTH

Case Officer: Mrs Jill Lee

Applicant: Drew Smith Ltd

Proposal: Residential development of up to 50 no. dwellings to top field and 7 no. dwellings on Dildawn; upgrading the existing access off Hookpit Farm Lane with associated roads, parking areas and landscaping with an optional access off Springvale Road (Amended description)

Location: Land Off Hookpit Farm Lane, Hookpit Farm Lane, Kings Worthy, Hampshire

Officer REF

Recommendation:

Committee Decision:

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

Conditions/Reasons

1 The proposed development is contrary to policies MTRA1, MTRA2 and MTRA4 of the Winchester District Local Plan Part 1 - Joint Core Strategy and saved policy H3 of the Winchester District Local Plan 2006 Review and the National Planning Policy Framework in that it represents residential development outside the settlement boundary of Kings Worthy with the exception of the proposed self build dwellings which would be within the settlement boundary. There is no justification for making an exception to these policies as the Council can demonstrate an adequate supply of housing land.

2 The proposed development would be so significant that to grant permission would undermine the Local Plan Part 2 process by predetermining decisions about the scale, location or phasing of new development that are central to the emerging Local Plan which is at an advanced stage but not yet formally part of the development plan.

3 The proposed development is contrary to Policy CP20 of the Winchester District Local Plan Part 1 - Joint Core Strategy and saved policy DP4 of the Winchester District Local Plan 2006 Review in that it would extend development into an area of countryside and make a negative contribution to the local environment. The proposals would be detrimental to the landscape in this location by developing a

highly sensitive area of countryside which lies outside the settlement boundary of Kings Worthy.

4 The proposed development is contrary to policy CP3 of the Winchester District Local Plan Part 1 - Joint Core Strategy in that it fails to make appropriate provision for affordable housing and would be detrimental to the amenities of the area.

5 The proposed development would result in the loss of land which is allocated as RT5 land in the Winchester District Local Plan Part 1 - Joint Core Strategy and the Winchester District Local Plan 2006 Review and would be contrary to the aims of the District Open Space Strategy and detrimental to the amenities of the area.

6 The proposed development is contrary to policy CP16 of the Winchester District Local Plan Part 1 - Joint Core Strategy and saved policy DP4 of the Winchester District Local Plan 2006 Review in that insufficient information has been submitted with the application in relation to the following matters;

The impact of the proposed access from Tudor Way on the reptile population and the dormouse population as the proposed access would dissect the area inhabited by these two protected species.

The submitted surveys are out of date in respect of reptiles, dormice, badgers and no survey information has been submitted in respect of White Helleborine.

The local planning authority does not therefore have sufficient up to date information to enable a proper assessment of the likely ecological impacts of the proposed development and this would be detrimental to the ecological interest of the site.

7 The proposed development is contrary to the National Planning Policy Framework, policy CP20 of the Winchester District Local Plan Part 1 Joint Core Strategy and saved policy HE1 of the Winchester District Local Plan 2006 Review in that the submitted plans show enhanced ecology mitigation areas, the provision of open space, a play area and allotments outside of the application red line and no provision has been made for the mitigation of the impact of any groundwork's associated with these works on buried archaeological remains.

8 The proposed development fails to make provision for contributions towards funding the future maintenance of the public open space and would therefore be contrary to policy CP7 of the Winchester District Local Plan Part 1 Joint Core Strategy and detrimental to the amenities of the area.

9 The proposed optional access onto Tudor Way would result in the loss of a Copper Beech tree which is T2 subject of Tree Preservation Order 1916. The tree is a significant specimen and its loss would be detrimental to the character and appearance of the area and contrary to the provisions of saved policy DP4 of the Winchester District Local Plan 2006 Review and policy CP20 of the Winchester District Local Plan Part 1 - Joint Core Strategy.

Informatives

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

- offering a pre-application advice service and,

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

2. was provided with pre-application advice

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

Winchester District Local Plan Part 1 - Joint Core Strategy;

DS1 - Development Strategy and Principles

MTRA1 - Development Strategy for Market Towns and Rural Area

MTRA2 - Market Towns and Larger Villages

MTRA4 - Development in the Countryside

CP1 - Housing Provision

CP2 - Housing Mix

CP3 - Affordable Housing

CP4 - Exception Sites

CP7 - Open Space, Sport & Recreation

CP10 - Transport

CP11 - Sustainable Low and Zero Carbon Built Development

CP13 - High Quality Design

CP14 - Effective Uses of Land

CP15 - Green Infrastructure

CP16 - Biodiversity

CP20 - Heritage and Landscape Character

CP21 - Infrastructure and Community Benefit

Winchester District Local Plan Review 2006: Saved policies;

DP3 - General Design Criteria

DP4 - Landscape and the Built Environment

DP5 - Amenity Open Space

CE19 - 24 - Residential Developments in the Countryside

H3 - Settlement Boundary

RT5 - Additional Recreation Provision

T2 - T4 - Transport and Parking

Kings Worthy

Ward

Kings Worthy

- 02 Conservation** Kings Worthy Conservation Area:
Area:
Case No: 14/02841/FUL
Ref No: W10175/03
Date Valid: 5 January 2015
Grid Ref: 449371 132432
Team: 1_NTH **Case Officer:** Ben Hatt
Applicant: Mr & Mrs Steve & Helen Thomas
Proposal: (HOUSEHOLDER) Demolition of single storey extension and erection of replacement single storey extension to south east of property attached by glazed link; new porch access to north east of the property
Location: Wistaria, London Road, Kings Worthy, Winchester, Hampshire SO23 7QN
Officer REF
Recommendation:

Committee Decision:

OVERTURNED - 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 gates or enclosure shall be erected at the site entrance.

Reason: In the interest of the visual amenities of the setting of the Listed Building and the character and appearance of the Conservation Area.

3 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4 Notwithstanding the materials proposed no development shall take place until details of the materials to be used in the hard standing area have been submitted to and approved in writing by the Local Planning Authority. The surfacing to the hard standing area shall be of a permeable construction. Development shall be carried out in accordance with the approved details.

Reason: In the interest of the visual amenities of the setting of the Listed Building and the character and appearance of the Conservation Area and to ensure appropriate surface water drainage.

Informatives

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

Winchester District Local Plan Review 2006: DP3, HE1, HE5, HE14
Winchester Local Plan Part 1 - Joint Core Strategy: MTRA1, CP20

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

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

Kings Worthy

Ward

Kings Worthy

- 03 Conservation Area:** Contype: Kings Worthy Conservation Area:
Case No: 14/02842/LIS
Ref No: W10175/03
Date Valid: 5 January 2015
Grid Ref: 449371 132432
Team: 1_NTH **Case Officer:** Ben Hatt
Applicant: Mr & Mrs Steve & Helen Thomas
Proposal: (HOUSEHOLDER) Demolition of single storey extension and erection of replacement single storey extension to south east of property attached by glazed link; new porch access to north east of the property.
Location: Wistaria, London Road, Kings Worthy, Winchester, SO23 7QN
Officer: REF
Recommendation:

Committee Decision:

OVERTURN - APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

2 No demolition of any part of the building except as detailed on the approved plans unless previously agreed in writing by the Local Planning Authority. The remaining part shall be retained and incorporated in the new structure in accordance with the approved plans.

Reason: To ensure that the parts of the building to be retained are protected from unauthorised demolition.

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

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

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

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

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

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

6 Sample panels of all new facing brickwork and flintwork showing the proposed brick types, flints, colour, texture, face bond and pointing shall be provided on site and the specification approved in writing by the Local Planning Authority 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.

Additional information:

- i) It is expected that the mortar mix for the pointing shall be based on lime with no cement and shall relate to specialist professional analysis of existing adjacent mortar.
- ii) It is expected that the flintwork will be coursed and that the pointing finish shall match the existing original pointing finish (excluding any later re-pointing) on the listed building.

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

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

- iii) detailed drawings at 1:10 scale; new doors and windows
- iv) detailed drawings at 1:20 scale; door canopy
- v) detailed drawings at 1:10 scale glazed link to include details of framing materials

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

8 All new external joinery shall be painted in a colour to match the existing house external colour scheme unless otherwise approved in writing.

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

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

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

Informatives

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

Winchester District Local Plan Review 2006: HE14
Winchester Local Plan Part 1 - Joint Core Strategy: MTRA1, CP20

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

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

Winchester Town	Ward	St Michael
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04	Conservation Area:	Winchester Conservation Area:
	Case No:	14/02676/FUL
	Ref No:	W09899/06
	Date Valid:	17 November 2014
	Grid Ref:	447873 128791
	Team:	2_STH
	Applicant:	Winchester College
	Proposal:	Proposed all weather playing surface with 3m high fencing, planting and new path to connect Romans Road to the existing PE Centre (AMENDED DESCRIPTION)
	Location:	Kingsgate Park, Kingsgate Road, 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 All works prescribed - both to trees and that related to demolition and construction activities shall be undertaken in strict accordance with the Arboricultural Information written by Terry Marsh and submitted to the Local Planning Authority.

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

3 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Information written by Terry Marsh 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: To ensure protection and long term viability of retained trees and to minimise the impact of construction activity.

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

1. 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)

4 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.

5 Following completion of all 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.

6 A detailed scheme for landscaping, tree and/or shrub planting and their associated maintenance shall be submitted to and approved in writing by the Local

Planning Authority before the proposed facility is brought into use. 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.

7 The perimeter fencing as well as any associated posts and bracing hereby approved shall be RAL 7021 in colour unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual 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:-

Winchester District Local Plan Review 2006: DP3, DP4, RT1, RT2, HE1, HE4, HE5, H3

Winchester District Local Plan Part 1: DS1, WT1, CP7, 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.

6. 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.

Colden Common

Ward

Colden Common And Twyford

05 Conservation

Area:

Case No: 14/02925/TPO

Ref No: WTPO/1277/03

Date Valid: 19 December 2014

Grid Ref: 448408 121904

Team: 2_STH

Case Officer: Mr Thomas Gregory

Applicant: Mr & Mrs Hesslewood

Proposal: 1no. Oak Fell.

Location: 7 Scotts Close, Colden Common, Winchester, SO21 1US

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 Following the removal of the tree(s) hereby consented, a Standard Field Maple tree shall be planted within the area of trees subject to tree felling and within a period of 9 months.

If, within a period of 2 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place.

The Tree Officer shall be informed once the tree has been planted so that it can be inspected and deemed appropriate.

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

Informatives

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

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

2. The applicant is advised to consider the issue of heave as part of their plans to remove the Oak tree. The Council accepts no liability for any issues that may arise from heave as a result of the removal of the tree. No information relating to heave has been provided for consideration of the current application and the applicants are encouraged to ensure any future applications detail an appropriate heave assessment (where relevant) detailing both the level of expected heave, and engineers confirmation that such levels are within acceptable thresholds.
