

PLANNING COMMITTEE

28 May 2015

Attendance:

Councillors:

Ruffell (Chairman) (P)

Dibden (P)
Evans (P)
Izard (P)
Jeffs (P)

Johnston (P)
McLean (P)
Scott (P)
Tait (P)

Others in attendance who addressed the meeting:

Councillors E Berry, Byrnes, Cook, Thompson and Twelftree

Others in attendance who did not address the meeting:

Read (Portfolio Holder for Built Environment)

1. **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED:

That Councillor Tait be appointed Vice Chairman of the Committee for the Municipal Year 2015/16.

2. **FUTURE MEETING DATES OF THE PLANNING COMMITTEE FOR 2015/16**

RESOLVED:

That the future meeting dates and time of the Planning Committee for 2015/16, as set out in the agenda, be agreed.

3. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 23 April 2015 be approved and adopted.

4. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1026 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 PDC1026.

Councillor Tait made a personal statement that, in respect of item 2, he had, in his previous role as Portfolio Holder for Housing Services, taken part in the North Winchester Forum that had discussed proposals on a number of occasions, but he had not discussed the planning merits of this particular application, as such he spoke and voted on this item.

Councillor Jeffs declared that he had predetermined his decision in respect of items 5 and 6 (Former Hampshire Constabulary Building and Station Mill, Station Road, Alresford) following discussion with the site owner, and he spoke on these items under public participation as a Ward Member, sitting apart from the Committee and taking no part in the vote thereon.

At the invitation of the Head of Development Management, the Committee had visited the sites relating to Items 1 and 2 on 26 May 2015, to assist them in assessing the proposed development in relation to the setting and relationship with neighbouring properties. The site visit was attended by Members present on the Committee, with the exception of Councillor Scott who explained that he considered he had sufficient knowledge of the area and the sites to determine the applications.

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

Item 1. (FURTHER AMENDED PLANS RECEIVED 05.05.2015 REMOVING BALCONIES FROM REAR ELEVATION OF ALL PLOTS) Demolition of existing buildings and the erection of two detached dwellings and block of two flats with associated parking and landscape works – 15 Chilbolton Avenue, Winchester, Hampshire
Case number: 14/02599/FUL/W14276/07

The Head of Development Management referred Members to the Update Sheet which provided a summary of eight further letters of objection received. The wording contained within the first bullet point of the Update Sheet should read: 'Whilst it is pleasing to see the removal of balconies, we would request conditions are implemented in order for them to be prevented from being installed at a later date'. Clarification on the housing mix stated that the housing mix proposed is two x 5 bedroom detached units and two x 2 bedroom flats.

During public participation, Mrs Antoniou spoke in objection to the application, and Dan Wilden (Agent) spoke in support of the application and both answered Members' questions thereon.

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

In summary, Councillor Thompson stated that Chilbolton Avenue comprised of individual houses on large plots surrounded by appropriate landscaping. Having looked at the Chilbolton Avenue Design Statement to ensure the special quality of this area was being maintained, she considered the design to be unsympathetic and out of character with the area, having a negative effect on neighbouring properties. She was of the opinion that the revised planning application still resulted in potential for overlooking due to the difference in levels and by changes to positioning with present houses being angled and the proposed dwellings running parallel to the road. She supported the views and concerns of local residents and urged the Committee to ensure permitted development rights were removed by additional conditions to ensure no balconies, verandas or raised platforms were permitted at any stage to protect the privacy of the neighbouring property at 15a Chilbolton Avenue.

In response to questions from Members the Agent reported that the Applicant would be content to release the covenant on the land from 15 Chilbolton Avenue to 15a Chilbolton Avenue and agree to a condition for no balconies, verandas or raised platforms to be permitted on this site, should the Committee be minded to approve the application. The Agent further reported that the applicant would also be willing to negotiate with officers in terms of securing an appropriate landscaping scheme for the site.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the conditions and informatives), subject to an additional change to condition 14, removing reference to the word 'North' from this condition, as set out in the Report and as per the Update Sheet.

Item 2: Outline application for the development of the site up to 45 dwellings (including 40% affordable housing and at least 8 self-build units), public access open space, and barn for conversion for community use, together with associated landscaping and parking. All matters to be reserved except for access – Land Adjacent The Down House, Harestock Road, Winchester, Hampshire.

Case number: 14/02848/OUT

The Head of Development Management referred Members to the Update Sheet which stated that paragraphs 2, 3 and 4 on page 30 of the officer's report relating to Policy MTRA2 should be discarded and not taken into consideration. The applicants had indicated that they were willing to enter into a legal agreement for the provision of 40% on site affordable housing (equivalent to 18 units).

An addendum of the applicant's 5 year land supply analysis had been submitted. No additional comments were raised from Officers as a result of this. It was acknowledged that the Harestock and St Barnabas Action Plan was a relevant document for the consideration of this application. Refusal reason 1 was to include DS1, WT1 and MTRA4 of the LLP1 and should read "outside the settlement boundary of Winchester". Refusal reason 3 should refer to CP13 and CP18 of the LLP1 and not solely CP13.

A response had been received from Hampshire County Council, which required an educational contribution of approximately £309,000 due to a requirement to expand Harestock Primary School by 14 places.

During public participation, Patrick Cunningham representing Littleton and Harestock Parish Council spoke in objection to the application and Bernadette and Lucy Welch (Applicants) spoke in support of the application and answered Members' questions thereon.

During public participation, Councillors Byrnes and Twelftree spoke on this item as Ward Members and Councillor E Berry addressed the Committee as Ward Member for the neighbouring St Barnabas Ward and all answered Members' questions thereon.

In summary, Councillor Byrnes stated that the application contravened planning policies and principles including LLP1; CP18; CP20 paragraph 64 of the National Planning Policy Framework and CP13. He stated that the applicants had indicated that the Scouts had been approached to undertake a study for the use of the community facilities proposed but that, following recent communication with Mr Stephen Parker of 1st Winchester Scout Group, it transpired that Mr Parker was unaware of any study or proposal to this effect. He expressed concern regarding speed limits along the already highly congested Harestock Road and was of the opinion that any further development in this area would exacerbate the situation. This was particularly the case as there had been no parking provision proposed within the application, with current unsafe street parking resulting from visitors to the nearby children's nursery, care homes and football field creating cause for concern.

In summary, Councillor Twelftree stated that Littleton was a small village, medieval in part, with its own unique and charming character and a separate settlement to Harestock, a fact he wished to see remain with the continued protection of the green gap. He made reference to the 196 responses received in support of the development of the site and felt that this did not fairly represent the Ward due to the number of members of the public that had given their support from outside the Ward and some from outside the District. Councillor Twelftree indicated that when he repeated a similar process during his recent election canvass, the figures taken locally demonstrated what he considered to be the true reflection of feeling towards the proposed plan, with 90 of the 131 people asked against the plans, 38 in favour and 3 neutral.

In summary, Councillor E Berry stated that she was in support of the provision of a community facility for the young residents, particularly those aged 11-18 year olds living in this area of the District. She explained that she had been campaigning for years to see a facility of this nature in Harestock and Weeke and had spoken to many local residents to ask what they felt was needed which had indicated clear and resounding support for what the application offered. Reference was made to the controversy surrounding this application but it was her opinion that this application constituted the best offer for the area, providing much needed open space, social housing and community space.

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

Item 3: (HOUSEHOLDER) Single storey rear extension and development of first storey to property (RESUBMISSION) – Trimbush, 34 Main Road, Littleton, Winchester, Hampshire.
Case number: 15/00568/FUL/W23795/01

During public participation, Mr Hobbs spoke in objection to the application, and Ted Rodrigues (Applicant) 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 and as per the Update Sheet.

Item 4: Outline permission considering Access and Layout for 3 no. detached dwellings and extension of existing access – Woodstock, Mortimer Close, Kings Worthy, Winchester.
Case number: 14/01889/OUT

The Head of Development Management referred Members to the Update Sheet which provided further detail on the application site history.

During public participation, David Gott and Mr Holmes spoke in objection to the application and Vince Millen spoke in support and answered Members' questions thereon.

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

Item 5: Demolition of the police constabulary building and the erection of three storey detached building comprising 15 retirement apartments; conversion and extension of Station Mill to form 5 retirement apartments. Alterations to accesses; surface and basement level parking and landscaped grounds (AFFECTS THE SETTING OF A LISTED BUILDING) - Former Hampshire Constabulary Building and Station Mill, Station Road, Alresford. Case number: 14/02953/FUL

The Head of Development Management referred Members to the Update Sheet which stated that, following consultation, the Head of Estates reported that the External Valuer had concluded that, following analysis of the viability appraisal, no contribution should be sought for the scheme proposed. In light of the comments of the Head of Estates, reason for refusal number 5 was no longer required.

Further, in respect of Impact on character of area and neighbouring property, Paragraph 2 should read: 'Any annexe which would relate sympathetically to the Mill buildings will need to be much more subservient to the listed building and only LIGHTLY linked.'

The Head of Development Management informed the meeting that in response to the Head of Historic Environment's objection to the use of yellow brick in the new element, the applicant had submitted amended plans using a red brick and these plans were presented to the Committee.

During public participation, David Williams (Planning consultant on behalf of applicant) spoke in support and answered Members' questions thereon.

During public participation, Councillor Cook and Jeffs spoke on this item as Ward Members.

In summary, Councillor Cook stated that he supported the application which was a significant application in New Alresford. The former Police Station had been marketed for commercial use without success and the present tenants of Station Mill did not have concerns about ceasing their tenancies as they had alternative options. There was no highway objection to planning permission for residential use as there now was provision for car parking on the site, which had been a reason for refusal of previous applications for residential use. The site was unsuitable for affordable housing with young children as it was adjacent to the railway line. The proposals had been reduced in size and the brick colour changed leading to a more acceptable design without affecting the listed building and the proposals were not as dominant as claimed. The provision of accommodation and investment in the town outweighed the concerns of the Head of Historic Environment's objection.

In summary, Councillor Jeffs stated that he supported Councillor Cook's comments. In terms of employment, Station Mill had previously six employees, which had now been reduced to one and the last employee was leaving voluntarily. In the Local Plan Part 2 there was an identified oversupply

of employment space within Alresford and there was also a long waiting list of those requiring accommodation. As the scheme would appeal to those over 55 years in age there would potentially be downsizing so releasing larger properties into the housing market. The site was close to shops and public transport and had a doctor's nearby and was also adjacent to other Care Homes. He supported the application as the provision for employment was not an issue as the present Station Mill provided substandard office space and the harm to the Listed Building would be minimal.

At the conclusion of debate, the Committee agreed to delegate the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Thursday 11 June 2015 at 11.00am. The Planning (Viewing) Sub Committee would assess the proposed development in relation to the setting of the Listed Building.

Item 6: Demolition of the police constabulary building and the erection of three storey detached building comprising 15 retirement apartments; conversion and extension of Station Mill to form 5 retirement apartments. Alterations to accesses; surface and basement level parking and landscaped grounds (AFFECTS THE SETTING OF A LISTED BUILDING) - Former Hampshire Constabulary Building and Station Mill, Station Road, Alresford. Case number: 14/02954/LIS

During public participation, David Williams (Planning consultant on behalf of applicant) spoke in support and answered Members' questions thereon.

During public participation, Councillor Cook and Jeffs spoke on this item as Ward Members.

In summary, Councillor Cook stated that Station Mill had been opened up to the front of the building following the demolition of a previously adjoined building and this had improved the visage and open space towards the station. The proposed extension to Station Mill was to its rear and was set at an angle, which would reduce its impact on the setting of the Listed Building.

In summary, Councillor Jeffs stated that because of the angle of the proposed extension to Station Mill it would reduce its visual harm on the Listed Building, as it was not in view. The long term maintenance of Station Mill would also be better ensured through its use as over 55 years of age accommodation rather than as office accommodation.

At the conclusion of debate, the Committee agreed to delegate the decision to a meeting of the Planning (Viewing) Sub Committee to be held on Thursday 11 June 2015 at 11.00am. The Planning (Viewing) Sub Committee would assess the proposed development in relation to the setting of the Listed Building.

Item 7: (HOUSEHOLDER) Two storey and single storey rear extension - Yew Tree Cottage, Worlds End, Hambledon, Waterlooville.
Case number: 15/00631/FUL

The Head of Development Management referred Members to the Update Sheet which stated that a report on the consultation and modifications for the High Quality Places Supplementary Planning Document referred to in this report was taken to Cabinet on 18 March 2015 (report CAB2669 refers) where Cabinet resolved to adopt the Supplementary Planning Document. An error was made in the report stating it was adopted. It had yet to be published, however it was still a material planning consideration. The paragraphs in part 8 for extensions and Policies E1-E4 were also relevant to this application.

In addition, there were Typographical errors in the following paragraph references:

The recently adopted Winchester City Council High Quality Places Design Guide sets out key principles for achieving successful extensions to existing buildings in design terms. It sets out at para 8.23 that whilst extensions should generally ensure a harmonious relationship with the host building there is scope for variety, and interesting, distinctive extensions can enrich the vitality of the built environment and aid legibility. However para 8.25 stated that such extensions need to be high quality, and have a sympathetic relationship with the character of the area.

During public participation, Paula Langford-Smith representing Denmead Parish Council spoke in objection to the application and Niall Tutton (Agent) spoke in support and answered Members' questions thereon.

The Head of Development Management informed the meeting that amended plans had been received to include obscure glazing in the balcony to prevent overlooking of the neighbouring property and that the reference to the Denmead Village Design Statement should refer to the Denmead Neighbourhood Plan.

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

Item 8: Variation of condition no. 7 of planning permission 14/02440/FUL;
Sunday hours of use/opening - Venta Uk Ltd, West Hill Road North, South Wonston Winchester.
Case number: 15/00578/FUL

The Head of Development Management reported that the agent for this application had submitted further information in the form of an updated Acoustic Assessment. In order for officers to consider the additional information, the application had been deferred for further deliberations.

RESOLVED:

That the decisions taken on the Development Control Applications in relation to those applications outside the area of the South Downs National Park be agreed as set out in the Schedule (appended to the minutes for information), subject to:

(i) That in respect of item 1, planning permission be granted with additional change to the wording contained within condition 14, to remove reference to the word 'North', as set out in the report.

(ii) That in respect of items 5 and 6 the decision be delegated to a meeting of the Planning (Viewing) Sub Committee to be held on Thursday 11 June 2015 at 11.00am in order to assess the proposed development in relation to the setting of the Listed Building.

5. **PLANNING APPEALS – SUMMARY OF DECISIONS**
(Report PDC1027 refers)

RESOLVED:

That the Report be noted.

The meeting commenced at 9.30am, adjourned for lunch between 12.50pm and 2.00pm and concluded at 4.30pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

28.05.2015

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON



Working in Partnership



Winchester Town

Ward

St Paul

01 Conservation

Area:

Case No: 14/02599/FUL

Ref No: W14276/07

Date Valid: 11 November 2014

Grid Ref: 446442 129538

Team: 1_NTH

Case Officer: Lewis Oliver

Applicant: Mr David Freeborn

Proposal: (FURTHER AMENDED PLANS RECEIVED 05.05.2015 REMOVING BALCONIES FROM REAR ELEVATION OF ALL PLOTS) Demolition of existing buildings and the erection of two detached dwellings and block of two flats with associated parking and landscape works

Location: 15 Chilbolton Avenue, Winchester, Hampshire, SO22 5HB

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 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Assessment reference FREE/1926d written by Bill Kowalczyk and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and retained during construction.

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 FREE/1926d. 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 ref: FREE/1926d.

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement FREE/1926d 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, and thereafter retained.

Construction of special engineering under tree canopies

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

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;

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

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal and public significance.

7 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.

8 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 4 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and with a maximum standard of 110litres/day 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 The development hereby permitted shall be carried out and completed in accordance with the submitted plans and documents:

4002/P/01 Location Plan
4002/P/02 Revision A Block Plan
4002/P/202 Site Plan
4002/P/203 Floor Plans
4002/P/204 Front and Rear Elevations
4002/P/205 Side Elevations
4002/P/206 Elevations Detail

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

10 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.

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

Reason: In the interests of highway safety.

12 The parking area shall be provided in accordance with the approved plans before any of 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 a residences.

Reason: To make proper provision for off street parking.

13 The development shall be carried out in accordance with the measures set out within Protected Species Survey carried out by D.V. Leach dated November 2014. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

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

14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows or doors other than those expressly authorised by this permission shall, at any time, be constructed in the elevations of the development hereby permitted.

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

15 The windows in the north (side) elevation of house 2 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, the glazing shall thereafter be retained in this condition at all times.

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

16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no development permitted by Classes A, B, C and E of Schedule 2, 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 neighbouring properties and to maintain the unique design ethos of the development.

Informatives

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

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

In this instance the agent was advised of issues over design, layout, impact on amenities of neighbouring properties and provided with an opportunity to submit amended 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.

7. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement Conditions are discharged then this 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

02 Conservation

Area:

Case No: 14/02848/OUT

Ref No: W

Date Valid: 15 December 2014

Grid Ref: 446146 131433

Team: 1_NTH **Case Officer:** Ben Hatt

Applicant: Messrs A, M, S And N Welch

Proposal: Outline application for the development of the site up to 45 dwellings (including 40% affordable housing and at least 8 self-build units), public access open space, and barn for conversion for community use, together with associated landscaping and parking. All matters to be reserved except for access.

Location: Land Adjacent The Down House, Harestock Road, Winchester, Hampshire

Officer REF

Recommendation:

Committee Decision:

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

Conditions/Reasons

1 The proposal is contrary to Policies DS1, WT1, and MTRA1 - MTRA4 of the Local Plan Part 1 - Joint Core Strategy, the saved policies of the Winchester District Local Plan Review 2006 (particularly H3), and the National Planning Policy Framework in that it represents residential development outside the settlement boundary of Winchester. There is no justification for making an exception to these policies as the Council can demonstrate an adequate supply of housing land.

2 The proposal 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 CP13 and CP18 of the Local Plan Part 1 Joint Core Strategy and Policies DP3 and CE2 of the Winchester District Local Plan Review 2006 in that it would extend development into an area of existing countryside known as the Littleton settlement gap 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 (The Littleton settlement gap) that is outside the built-up area of Harestock and provides a landscape buffer between the edge of Harestock and the rural landscape

surroundings, which separate this settlement from Littleton and prevent coalescence between the villages.

4 Insufficient information has been provided within the application to allow the Local Planning Authority to determine the presence, or otherwise, of protected species in the form of bats and reptiles at the site. Without suitable surveys of the site, and where appropriate an assessment of the developments impact on the protected species, and any mitigation strategy/compensation measures, the proposal fails to take account the advice contained in the National Planning Policy Framework. The proposal is therefore contrary to the NPPF and policy CP.16 of the Winchester District Local Plan Pat 1: Joint Core Strategy 2013.

Informatives

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

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
- In this instance the applicant was updated of any issues after the initial site visit.

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

DS1, WT1, MTRA 1-MTRA4, CP1, CP2, CP3, CP6, CP7, CP10, CP11, CP13, CP14, CP18, CP20, CP21, DP3, DP4, DP5, H3, CE2, RT16, T2 - T4

Littleton And Harestock

Ward

Littleton And Harestock

03 Conservation

Area:

Case No: 15/00568/FUL

Ref No: W23795/01

Date Valid: 31 March 2015

Grid Ref: 445714 132151

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

Applicant: Mr Ted Rodrigues

Proposal: (HOUSEHOLDER) Single storey rear extension and development of first storey to property (RESUBMISSION)
Location: Trimbush, 34 Main Road, Littleton, Winchester, Hampshire SO22 6QQ

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows or doors other than those expressly authorised by this permission shall, at any time, be constructed in the north (side) and south (side) elevations of the development hereby permitted.

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

4 The windows at first floor level in the north (side) and south (side) 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, the glazing shall thereafter be retained in this condition at all times.

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

5 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.

6 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.

7 The proposed access and drive, including 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, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

8 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 4.5 metres from the highway boundary.

Reason: In the interests of highway safety.

9 The existing access(es) to the site shall be stopped up and abandoned and the shall be reinstated to the requirements of the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

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

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 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.

12 The development shall be carried out in accordance with the measures set out within Ecological Appraisal carried out by Lindsay Carrington Ecological Services Ltd dated September 2014, unless otherwise approved in writing by the Local Planning Authority. Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

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

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 given pre-application advice.

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

Local Plan Part 1 - Joint Core Strategy: MTRA1, CP16
Winchester District Local Plan Review 2006: DP3, DP4

3. 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.

Headbourne Worthy

Ward

Sparsholt

04 Conservation

Area:

Case No: 14/01889/OUT

Ref No: W09504/11

Date Valid: 27 August 2014

Grid Ref: 448971 132732

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

Applicant: Millen Homes Ltd

Proposal: Outline permission considering Access and Layout for 3 no. detached dwellings and extension of existing access

Location: Woodstock, Mortimer Close, Kings Worthy, Winchester, Hampshire, SO23 7QX

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

2 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

- The design and height (external appearance and scale) of all buildings, (detailed elevations and floor plans) including the colour and texture of external materials to

be used together with samples of all external facing and roofing materials.

- The layout including the positions and widths of roads and footpaths.
- The layout of foul sewers and surface water drains.
- The provision to be made for the parking, turning, loading and unloading of vehicles.
- The alignment, height and materials of all walls and fences and other means of enclosure.
- The provision to be made for the storage and disposal of refuse.
- The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.
- The provision to be made for the parking, turning, loading and unloading of vehicles.
- The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.
- Landscape considerations including:
 - (i) an accurate plan showing the position, type and spread of all the trees on the site and a schedule detailing the size and physical condition of each tree and, where appropriate, the steps to be taken to bring each tree to a satisfactory condition; and also details of any proposals for the felling, pruning, trimming or uprooting of any trees;
 - (ii) a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
 - (iii) the arrangements to be made for the future maintenance of landscaped and other open areas.

Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

3 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.

4 The planning permission hereby granted is for three dwellings with at least one of the units being a 3 bedroom dwelling. Following their substantial completion none of the units shall be enlarged in terms of number of bedrooms without the separate express grant of planning permission.

Reason: To ensure that the development complies with Policy CP2 of the Local Plan Part 1 - Joint Core Strategy.

5 Plots 2 and 3 hereby permitted shall be no greater than 2 storeys. Plot 1 hereby permitted shall be no greater than 1 storey in height.

Reason: To ensure the development integrates into the character and appearance of the area

6 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 4 standard for energy (as defined by the ENE1 and ENE2 in the Code for Sustainable Homes) and with a maximum standard of 110litres/day 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.

7 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference MJC-15-0101 written by Mark Carter of MJC Tree Services Ltd 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 MJC-15-0101 . Telephone 01962 848403.

Construction of special engineering under tree canopies

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

Limit of arboricultural work

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Arboricultural Impact Appraisal and Method Statement MJC-15-0101

No deviation from agreed method statement

Any deviation from works prescribed or methods agreed in accordance with the Arboricultural Impact Appraisal and Method Statement MJC-15-0101 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.

8 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.

Pre-commencement meeting.

A pre-commencement meeting will be held on site before any of the site clearance and construction works begins. This will be attended by the site manager, the Arboricultural consultant and the LPA tree officer.

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

Informatives

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA2, CP1, CP2, CP3, CP7, CP10, CP11, CP13, CP14, CP16, CP17, CP20, CP21

Winchester District Local Plan Review 2006: DP3, DP4, DP5, H3, T2, T4

2. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

3. 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.

4. 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.

5. 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 regarding issues over highways and trees.

New Alresford

Ward

The Alresfords

- 05 Conservation Area:** Contype: New Alresford Conservation Area:
Case No: 14/02953/FUL
Ref No: W13436/05
Date Valid: 24 December 2014
Grid Ref: 458845 132544
Team: 1_NTH **Case Officer:** Andrea Swain
Applicant: McCarthy And Stone Retirement Lifestyles Ltd
Proposal: Demolition of the police constabulary building and the erection of three storey detached building comprising 15 retirement apartments; conversion and extension of Station Mill to form 5 retirement apartments. Alterations to accesses; surface and basement level parking and landscaped grounds (AFFECTS THE SETTING OF A LISTED BUILDING)
Location: Former Hampshire Constabulary Building And Station Mill, Station Road, Alresford, Hampshire, SO24 9JQ
Officer REF
Recommendation:
Committee Decision:
Deferred for consideration by Planning (Viewing) Sub Committee on 11th June 2015
Conditions/Reasons

New Alresford

Ward

The Alresfords

- 06 Conservation Area:** Contype: New Alresford Conservation Area:
Case No: 14/02954/LIS
Ref No: W13436/06
Date Valid: 24 December 2014
Grid Ref: 458845 132544
Team: 1_NTH **Case Officer:** Andrea Swain
Applicant: McCarthy And Stone Retirement Lifestyles Ltd
Proposal: Demolition of the police constabulary building and the erection of three storey detached building comprising 15 retirement apartments; conversion and extension of Station Mill to form 5 retirement apartments. Alterations to accesses; surface and basement level parking and landscaped grounds (AFFECTS THE SETTING OF A LISTED BUILDING)
Location: Former Hampshire Constabulary Building And Station Mill, Station Road, Alresford, Hampshire, SO24 9JQ
Officer REF
Recommendation:

Committee Decision:

Deferred for consideration by Planning (Viewing) Sub Committee on 11th June 2015

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.

South Wonston

Ward

Wonston And Micheldever

08 Conservation

Area:

Case No: 15/00578/FUL

Ref No: W17464/05

Date Valid: 18 March 2015

Grid Ref: 447228 136358

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

Applicant: Mr Gaius Dible

Proposal: Variation of condition no. 7 of planning permission
14/02440/FUL; Sunday hours of use/opening

Location: Venta Uk Ltd, West Hill Road North, South Wonston,
Winchester, Hampshire, SO21 3HN

Officer REF

Recommendation:

Committee Decision:

The agent for this application has submitted further information in the form of an updated Acoustic Assessment. In order for officers to consider the additional information, this application has been deferred for further deliberations.