

PLANNING (VIEWING) SUB-COMMITTEE

14 July 2016

Attendance:

Councillors:

Ruffell (Chairman) (P)

Berry (P)

McLean (P) (Item 8 only)

Tait (P)

Read

Clear (P)

Izard (P)

Laming (P)

(Items 8-10 only)

Officers in attendance:

Mrs J Pinnock – Head of Development Management

Mrs T Wilson – Principal Legal Officer

Ms L Hutchings – Principal Planning Officer

1. **APOLOGIES**

Apologies for absence were received from Councillors Read.

2. **DISCLOSURES OF INTEREST**

There were no disclosures of interest.

3. **DEMOLITION OF EXISTING DWELLING, ERECTION OF 4 NO. NEW DWELLINGS (AS AMENDED) – THE ANCHORAGE, 75 DOWNS WAY, SOUTH WONSTON, WINCHESTER**
CASE NO: 15/01895/FUL / W24306

(Extract from Report PDC1054 Item 8 and Update Sheet of 30 June 2016 refers).

At its meeting held on 30 June 2016, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to allow Members to assess the proposal in its context with adjacent development plots and existing houses, and also to assess the relevance of the South Wonston Village Design Statement.

Public participation had taken place at the aforementioned meeting of the Committee where Grant Johnston and Anne Peal (South Wonston Parish Council) spoke in objection to the application and Jeremy Tyrell (architect and agent) spoke in support of the application. Mr Johnston and Mr Tyrell answered Members' questions.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where Members gained an understanding of the relationship between the existing neighbouring properties

and the proposals, including from Wrights Close to the rear. Members also looked at other existing houses in Downs Road, including single story dwellings.

The Head of Development Management briefly re-familiarised Members with the proposals.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and informatives set out in the Report and the Update sheet and as reproduced in the Resolution below.

RESOLVED:

That the application be granted subject to the following conditions and informatives:

01 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).

02 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 (including hard surface materials) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

03 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.

03 Reason: In the interests of highway safety.

04 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.

04 Reason: In the interests of highway safety.

05 The parking areas shall be provided in accordance with the approved plans before each 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 residences.

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

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

06 Reason: to ensure adequate foul and surface water drainage.

07 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

07 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.

08 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

08 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.

09 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.

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

10 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.

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

11 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 side elevation(s) of dwellings hereby permitted.

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

12 The first floor window(s) in the side elevation of the dwellings 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.

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

13 The development shall be carried out in accordance with the measures set out within

Ecological report carried out by Andrew Quayle date: 20/6/16
reference : 75 Downs Rd Extended Phase 1 Ecological Survey.
Details of mitigation shall be submitted to and approved in writing
by the Local Planning Authority prior to any site preparation
works and demolition. Thereafter, the compensation measures
shall be permanently maintained and retained in accordance with
the approved details.

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

14 A detailed scheme for hard and soft landscaping, tree and/or
shrub planting shall be submitted to and approved in writing by
the Local Planning Authority before development commences.
The detailed scheme shall specify porous hardsurface
treatments, 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 ensure a satisfactory landscaped setting for the
development and the protection of existing important landscape
features.

15 The development shall be carried out in accordance with the
approved plans including:

Ground and First Floor Plan Plot A 504_05

Ground and First Floor Plan Plot B 1504_06

Elevations Plot A 1504_08

Elevations Plot B 1504_09

Block Plan as proposed 1504_02_P3

Site Plan as proposed 1504_03_P3

Ground and first floor plan Plot C 1504_04_P3

Ground and first floor plan Plot D 1504_05_P3

Elevations Plot C 1504_32_P3

Elevation Plot D 1504_33_P3

Site Section 1504_40_P3

Reason: In the interests of clarifying the approved plans.

Informatives:

01. 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.

02. 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.

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

Winchester District Local Plan Review

DP3, DP4, DP5, H3, T2, T4

Winchester Local Plan Part 1 – Joint Core Strategy

MTRA1, CP2, CP3, CP11, CP13

Local Plan Part 2 - Joint Core Strategy: Development

Management and Site Allocations: DM1, DM2, DM14, DM15, DM16, DM17

04. 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.

05. 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.

06. The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary

sewerage infrastructure required to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk'.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

Any works within highway/ access road will require to protect public apparatus and the protection details need to be submitted to, and approved by Southern Water.

07. 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.

4. **ERECTION OF 1NO. 5 BEDROOM DWELLINGS WITHIN THE GARDEN TO THE REAR OF THE EXISTING PROPERTY. PARTIAL DEMOLITION OF EXISTING GARAGE – OLD ORCHARD, 79 DOWNS ROAD, SOUTH WONSTON, WINCHESTER**
CASE NO: 15/02325/FUL / W24348

(Extract from Report PDC1054 Item 10 and Update Sheet of 30 June 2016 refers).

At its meeting held on 30 June 2016, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to allow Members to assess the relationship between the existing and proposed properties, as well as the potential impact on neighbouring properties.

Public participation had taken place at the aforementioned meeting of the Committee where Susan Donato spoke in objection to the application and Jane Brooks spoke in support.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site (which was two doors down from the application site at 75 Downs Road) where Members noted the relationship between the existing neighbouring properties and the proposals, including from Wrights Close to the rear. Members also looked at the proposed subdivision of the development site.

The Head of Development Management briefly re-familiarised Members with the proposals.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and informatives set out in the Report and the Update sheet and as reproduced in the Resolution below.

RESOLVED:

That the application be granted subject to the following conditions and informatives:

Conditions

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

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

02 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.

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

03 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.

03 Reason: In the interests of highway safety.

04 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.

04 Reason: In the interests of highway safety.

05 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.

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

06 The proposed access and drive, including the footway crossing 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.

06 Reason: To ensure satisfactory means of access.

07 Prior to the commencement of the development hereby permitted detailed information (in the form of SAP design stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

07 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.

08 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

08 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.

09 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.

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

10 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.

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

11 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 side elevation(s) of dwellings hereby permitted.

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

12 The first floor window(s) in the side elevation of the dwellings 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.

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

Informatives:

01. 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.

02. 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.

03. 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, T2, T4

Local Plan Part 1 - Joint Core Strategy: MTRA3, CP2, CP3, CP11, CP13

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM2, DM14, DM15, DM16, DM17

04. 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.

05. 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.

06. 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.

07. A formal application for connection to the public sewerage system 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

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.

5. **DEMOLITION OF EXISTING DWELLING AND ERECTION OF 3NO. FIVE BEDROOM DWELLINGS WITH ASSOCIATED ACCESS, GARAGES, PARKING AND LANDSCAPING (AMENDED PLANS – 10.12.15) – SMALLWOOD, CROSS WAY, SHAWFORD, WINCHESTER**
CASE NO: 15/01925/FUL / W13330/03

(Extract from Report PDC1054 Item 10 and Update Sheet of 30 June 2016 refers).

At its meeting held on 30 June 2016, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to allow Members to assess the relationship between the existing and proposed properties, as well as the potential impact on neighbouring properties.

Public participation had taken place at the aforementioned meeting of the Committee where Mr G Odd and Parish Councillor Una Stephens (Compton and Shawford Parish Council) spoke in objection to the application and Chris Rees (agent) spoke in support. Each answered Members' questions thereon.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where Members observed the site's spatial characteristics and the context of the proposals within the existing streetscene of Crossway. Members also observed two recently completed homes in a similar plot at Southdown located to the east.

During discussion, comment was made of the high quality architecture of the new houses and the underground parking was also commended.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and informatives set out in the Report and the Update sheet and as reproduced in the Resolution below.

RESOLVED:

That the application be granted subject to the following conditions and informatives:

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

Conditions

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

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

02 No dwelling shall be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear.

02 Reason: To make proper provision for off street parking.

03 Development shall not commence until a drainage strategy detailing the proposed means of foul and surface water disposal and a implementation timetable, has been submitted to and approved in writing by, the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.

03 Reason: In the interest of foul and surface water disposal.

04 No development shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

04 Reason: In the interests of visual amenity and the character and appearance of the area.

05 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The development shall be in accordance with the details agreed.

05 Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

06 No development shall commence before details relating to the sustainability of the building, including information regarding how the new dwelling will achieve the standard (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). The dwelling shall not be completed other than in accordance with the approved details.

06 Reason: To promote sustainable building design.

07 Prior to the occupation of the dwelling hereby permitted detailed information (in the form of SAP "as built" stage data and a BRE water calculator) demonstrating that all homes meet the Code 4 standard for energy and water (as defined by the ENE1 and WAT 1 in the Code for Sustainable Homes) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in accordance with these findings.

07 Reason: To promote sustainable building design.

08 The windows of the development hereby permitted at the first floor level in the east (side) elevation of plot 1 or the west (side) elevation of plot 3 shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, and the glazing shall thereafter be retained in this condition at all times.

08 Reason: To protect the amenities of the neighbouring properties in terms of overlooking on Blakeney House and Smoke Acre.

09 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 at first floor, other than those expressly authorised by this permission shall, at any time, be constructed in the east (side) elevation of plot 1 or the west (side) elevation of plot 3 of the development hereby permitted.

09 Reason: To protect the amenities of the neighbouring properties in terms of overlooking on Blakeney House and Smoke Acre.

10 The development shall be carried out in accordance with the measures set out in Lowans Ecology & Associates biodiversity survey/assessment dated 13/08/2015 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.

10 Reason: To enhance the ecology of the site.

Informatives:

01. 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.

02. 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.

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

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

Local Plan Part 1 - Joint Core Strategy: MTRA3, CP2, CP3, CP11, CP13

Local Plan Part 2 - Joint Core Strategy: Development Management and Site Allocations: DM1, DM2, DM14, DM15, DM16, DM17

04. 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.

05. 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.

06. 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.

07 Please be respectful to your neighbours and the environment when carrying out your development. Ensure that

the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

6. **ERECT GARAGE AND WORKSHOP – FIRGROVE, 65 ANMORE ROAD, DENMEAD**
CASE NO: 16/00750/FUL

(Extract from Report PDC1054 Item 12 and Update Sheet of 30 June 2016 refers).

At its meeting held on 30 June 2016, the Planning Committee agreed that the above application be referred to the Planning (Viewing) Sub-Committee for determination in order to allow Members to view the site and assess the impact of the proposal in the streetscene.

Public participation had taken place at the aforementioned meeting of the Committee where Parish Councillor Langford-Smith (Denmead Parish Council) spoke in objection to the application and Martin Critchley spoke in support and both answered Members' questions.

Therefore, immediately prior to the public meeting, the Viewing Sub-Committee visited the application site where Members observed the streetscene of Anmore Road as well as the character of the existing building.

The Head of Development Management briefly re-familiarised Members with the proposals.

During discussion, Members referred to the lack of defined building line along the road and also commented on the existing dwelling's listing as a 'Hampshire Treasure'.

At the conclusion of debate, the Committee agreed to grant permission for the reasons and informatives set out in the Report and the Update sheet and as reproduced in the Resolution below.

RESOLVED:

That the application be granted subject to the following conditions and informatives:

Conditions

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

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

02 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in section 11 (materials) of the associated application forms.

02 Reason: To conserve the character and appearance of the area.

03 The development hereby permitted shall be carried out in accordance with the following plans:
Elevations and Floor Plan - 9645-421C
Proposed site plan - 9645-405C
Workshop proposal – 9645-431A

03 Reason: To ensure that the development is carried out in accordance with the revised plans, and in the interest of proper planning

04 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling.

04 Reason: This part of the site lies within an area where additional residential properties would not normally be permitted and to prevent the creation, by conversion, of inappropriate units of accommodation, possibly leading to over intensive use of the site.

05 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.

05 Reason: To improve the appearance of the site in the interests of visual amenity and to replace the existing tree that is to be removed.

Informatives:

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 a site visit was undertaken and amended plans were received

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

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

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.

The meeting commenced at 11.00am and concluded at 11.50am

Chairman