

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**3 April 2008**

Attendance:

Councillors:

Jeffer (Chairman) (P)

Baxter (P)  
Beveridge (P)  
Busher (P)  
Huxstep (P)  
Johnston (P)

Lipscomb  
Pearce (P)  
Ruffell (P)  
Saunders (P)  
Sutton (P)

Deputy Members

Councillor Tait – (Standing Deputy for Councillor Lipscomb – for items 1, 2, 7 and 8 only)

Others in attendance who addressed the meeting:

Councillor Higgins

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1. **APOLOGIES**

Apologies were received from Councillor Lipscomb.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 13 March 2008 be approved and adopted.

3. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC741 Refers\)](#)

The Schedule of Development Control Decisions arising from the consideration of the above Report was circulated separately and forms an appendix to these minutes.

The Chairman (Councillor Jeffer) declared a personal (but not prejudicial) interest in respect of Items 1 and 2 as his wife was the Chair of the New Alresford Town Council Planning Committee, which had commented on these applications. Councillor Jeffer confirmed that he had no involvement whatsoever with the Town Council's deliberations, and he therefore spoke and voted thereon.

Councillor Saunders declared a personal and prejudicial interest in respect of Items 5 and 6 as she was a personal friend with some of the objectors to both applications. She left the room during the consideration of these items and did not vote or speak thereon.

Councillor Beveridge declared a personal (but not prejudicial) interest in respect of Items 5, 6 and 7 as he was a member of the City of Winchester Trust, which had commented on the applications. However, he had taken no part in the Trust's consideration of the items. Councillor Beveridge therefore spoke and voted thereon on all three items.

Councillor Busher declared a personal (but not prejudicial) interest in respect of Item 4, as she was acquainted with one of the objectors as a local resident and member of Bishops Waltham Parish Council. She spoke and voted thereon.

In the public participation part of the meeting, the following items were discussed:

Item 3: Greenmead Cottage, Fairfield Road, Shawford - Case Number 08/00315/FUL

The Head of Planning Control drew Member's attention to the representation from Compton and Shawford Parish Council that had been received since the publication of the Report. In summary, the Parish Council raised a concern that, due to the proposal's increased mass and footprint (compared to the existing approved plans for the site), it was out of character for the area.

Furthermore, an additional 13 letters of objection had also been received since publication of the Report. Those letters raised points already summarised in the Report, in addition to other concerns with regard to garden infilling, that the proposal was too large for the plot and of a different style to existing approved plans (which should not have been permitted) and that the application was detrimental to the Hursley Scarplands Area of Special Landscape Character. With regard to the latter, the Head of Planning Control commented that the proposals were at a site that was not within, or immediately adjacent to, any area of high landscape value. The site was also not in a countryside area outside of the built-up areas of settlement as listed in Policy H3 of the Local Plan.

Mr Griffith spoke against the application and Mr Tice spoke in support.

Responding to questions, the Head of Planning Control advised that the materials used in the construction of the driveway to the new dwelling had been conditioned, so as to ensure its permeability. However, it was agreed that a similar Condition be applied to the dwelling's car parking area, so to avoid excessive water runoff from the site.

At conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the Conditions) set out in the Report with an additional Condition related to the permeability of materials used in construction of the dwelling's car parking area.

Item 4: Romans Way, The Avenue, Bishops Waltham - Case Number 08/00378/FUL

The Head of Planning Control advised that an additional letter of representation had been received since the publication of the Report. This referred to the impact upon trees, in addition to points previously raised and summarised within the Report. The Head of Planning Control also reported that responses to consultation on the scheme had been received from the Arboricultural Officer and from the County Council Rights of Way Officer, who had both raised no objections. He also drew Members' attention to an error in the Report where reference to Hambledon Parish Council should be corrected to read 'Bishops Waltham Parish Council'.

Mrs Marsh spoke against the application and Mr Cooper spoke in support.

Responding to debate, the Head of Planning Control suggested that an additional Condition should be added, to require the applicant to provide details of where plant and construction traffic would be parked to prevent the private access being obstructed.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons given and subject to the Conditions, as set out in the Report and with the additional Condition as described above.

Item 6: Barnaby, Northbrook Avenue, Winchester - Case Number 08/00051/FUL

The Head of Planning Control drew the Committee's attention to additional representation received since the publication of the Report on behalf of the occupants of neighbouring properties at Chilcombe St Mary and Deneview. This had highlighted concerns of the potential detrimental impact upon the amenity of the occupiers of Chilcombe St Mary, relating to loss of light to a kitchen window due to the increase in height and width of the proposal in relation to the existing building. It also referred to the potentially overbearing relationship with Deneview (located to the south of the site) and loss of privacy upon the occupant's garden area.

The Head of Planning Control also reported that, since publication of the Report, an application had been received for Conservation Area Consent to demolish the existing house, Barnaby. He also advised that additional representation had been received from the St Giles Hill Road Company, which had raised similar concerns to those referred to within the Report, regarding highway safety both during, and subsequent to, construction.

Mr Winterbourne, Mr Donohue and Councillor Higgins (a Ward Member) spoke against the application and Mr Gardiner spoke in support.

In summary, Councillor Higgins stated that the proposed structure was oversized and overbearing, compared to neighbouring properties. It would 'unbalance' the existing gradual reduction in height of the houses along the road. He referred to the St Giles Hill Neighbourhood Design Statement, which stated that three-storey buildings should only be allowed in exceptional circumstances. Although he considered that the design of the proposals was acceptable, the existing house, Barnaby, was worthy of retention. Councillor Higgins was also concerned of the impact from the proposals on the neighbouring house, Chilcombe St Mary. Finally, Councillor Higgins referred to the impact on Northbrook Avenue, as a private road, especially from potential damage to its surface during construction. He requested that its protection and remediation should be a Condition of any planning consent.

During discussion, the Head of Planning Control advised that the planning application that had been recently received for Conservation Area Consent to demolish the existing dwelling would still need to be determined and until this had happened development could not take place. He also responded to the matters raised by Councillor Higgins with regard to neighbour concerns about loss of light and overlooking.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons given and subject to the Conditions, as set out in the Report.

Item 7: 3 Hillside Close, Winchester - Case Number 08/00053/FUL

The Head of Planning Control reported that, since publication of the Report, a

consultation response had been received from the Environmental Protection Team, which stated that insufficient information has been supplied regarding the proposed wind turbine and its potential for noise disturbance. As a consequence, it was recommended that that an additional reason for refusal be added.

Mr Brizland spoke against the application and Mr Meekins (applicant) spoke in support).

During debate, the Head of Planning Control clarified that the officer's recommendations for reasons for refusal included that they would be overbearing and out of character in the area, and would have a negative impact on the amenity to properties in Hazel Court and 26 Teg Downs Mead. However, during debate, the Committee was in agreement that the application was also likely to have a detrimental impact and be overbearing on the adjacent dwelling at 2 Hillside Close.

At the conclusion of debate, the Committee agreed to refuse planning permission for the reasons given, but that reason for refusal 1 (ii) be amended to include the overbearing and oppressive effect on number 2 Hillside Close also. Also a second reason for refusal relating to the wind turbine and the potential for noise disturbance be included.

Item 8: 8 Mead End Road, Denmead, Waterlooville - Case Number 08/00221/FUL

Mr Gibbs (representing Denmead Parish Council) spoke against the application and Mr Harman (applicant) spoke in support.

The Head of Planning Control drew attention to an error on page 70 of the Report. Within the paragraph referring to Planning Policy Statement 3, the minimum density quoted should be amended from 20 to '30' dwellings per hectare.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons given and subject to the Conditions, as set out in the Report.

The following items had no public participation:

Item 5: 160 Stockbridge Road, Winchester - Case Number 08/00236/FUL

The Head of Planning Control advised that since publication of the Report, a contribution towards public open space had been received in accordance with policy RT4. The Committee was also advised of an error on page 40 of the Report; the existing flat roofed garage was 2.6 metres in height and not 2.1 metres. Also, on page 43, the new dwelling would measure a maximum of 2.75 metres high.

Following debate, the Committee agreed to grant planning permission for the reasons given and subject to the Conditions, as set out in the Report.

Item 9: Cherry Tree Stables, Goscombe Lane, Gundleton, Alresford - Case Number 08/00038/FUL

The Head of Planning Control advised that since publication of the Report, the above item had been withdrawn by the applicant.

Item 10: Humphrey Farms, Hazeley Road, Twyford - Case Number 07/03218/FUL

The Head of Planning Control advised that since publication of the Report, the above item had been deferred to allow for further consultation with the applicant in light of new issues brought to officers' attention by the Parish Council.

Item 1: Homestyles, 13 Broad Street, Alresford – Case Number: 08/00242/FUL

The Head of Planning Control reported that, since the publication of the Report, amended plans have been submitted in response to concerns raised by the Conservation Officer and a structural engineer's report.

It was also reported that an additional plan had been submitted by the applicant, which showed an area of land to the side of the existing extension (in the control of the applicant) which would be made available for the storage of refuse bins for the flats. This proposal had been deemed as satisfactory and an additional Condition had been added to the recommended consent accordingly.

Following debate, the Committee agreed to grant planning permission for the reasons given and subject to the Conditions as set out and as described above.

Item 2: Homestyles, 13 Broad Street, Alresford – Case Number: 08/00243/LIS

The Committee noted that the application sought listed building consent for external and internal alterations. Members also noted that additional Conditions were to be added in response to approved amended plans that these had been submitted in response to a request by the Conservation Officer and a structural engineer's report.

The Committee agreed to grant planning permission and listed building consent for the reasons given and subject to the Conditions, as set out in the Report and described above.

RESOLVED:

1. That the decisions taken on the Development Control Applications, as set out in the schedule which forms an appendix to the minutes, be agreed.

2. That, in respect of Item 1 (Homestyles, 13 Broad Street, Alresford), planning permission be granted for the reasons given and subject to the Conditions, as set out in the Report, subject to an additional Condition regarding details of the area made available for the storage of refuse bins for the flats.

3. That, in respect of Item 2 (Homestyles, 13 Broad Street, Alresford), listed building consent be granted for the reasons given and subject to the Conditions, as set out in the Report, subject to additional Conditions regarding further details of the listed building consent in response to amended and approved plans received as previously requested by the Conservation Officer and a structural engineers report.

4. That, in respect of Item 3 (Greenmead Cottage, Fairfield Road, Shawford), planning permission be granted for the reasons given and subject to the Conditions, as set out in the Report, subject to an additional Condition regarding permeability of materials used in construction of the dwelling's car parking area.

5. That, in respect of Item 4 (Romans Way, The Avenue, Bishops Waltham), planning permission be granted for the reasons given and subject to the Conditions, as set out in the Report, subject to an additional Condition to ensure that existing residents' access along the private driveway to the site was not compromised during construction by plant and construction traffic.

6. That, in respect of Item 8 (3 Hillside Close, Winchester), planning permission be refused for the reasons given and that reason for refusal 1(ii) be amended to include an oppressive and overbearing affect on the occupants of number 2 Hillside Close. An additional reason be also added because insufficient information had been supplied regarding the proposed wind turbine and the potential for noise disturbance on neighbouring properties.

The meeting commenced at 9.30am, adjourned for lunch between 12.45pm and 1.30pm, and concluded at 2.30pm.

Chairman

## CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008

<b>Case No:</b>	08/00242/FUL	
<b>W No:</b>	W08445/07	
<b>Case Officer</b>	Andrea Swain	<b>Team:</b> EAST
<b>Applicant:</b>	Mr Jon Norris	
<b>Proposal:</b>	Internal and external alterations to facilitate; residential development consisting of 1 no.1bedroom dwelling on first floor,1 no.2 bedroom dwelling on top floor, 1 no.2 bedroom dwelling to extension.	
<b>Location:</b>	Homestyles 13 Broad Street Alresford Hampshire SO24 9AR	

### Recommendation

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

### Conditions/Reasons

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

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

2 The first floor window(s) in the north elevation of the extension hereby permitted for residential use shall be glazed in obscure glass and thereafter retained.

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

3 The area of land edged in blue on plan reference 07/1421/100 Revision A, shall be made available for the storage of refuse bins for the 3 flats hereby approved, at all times, unless otherwise agreed in writing with the Local Planning Authority.

Reason: to ensure there is provision for the satisfactory storage of refuse.

### Informatives

1. 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.

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

Hampshire County Structure Plan Review: E16  
Winchester District Local Plan Review 2006: DP1, DP3, DP5, DP6, H3, H7, HE5, HE13, E2, SF4, T4 and RT4.

## CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008

<b>Case No:</b>	08/00243/LIS	
<b>W No:</b>	W08445/06LB	
<b>Case Officer</b>	Andrea Swain	<b>Team:</b> EAST
<b>Applicant:</b>	Mr Jon Norris	
<b>Proposal:</b>	Internal and external alterations to facilitate; residential development consisting of 1 no.1 bedroom dwelling on first floor, 1 no.2 bedroom dwelling on top floor, 1 no.2 bedroom dwelling to extension.	
<b>Location:</b>	Homestyles 13 Broad Street Alresford Hampshire SO24 9AR	

### Recommendation

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

#### Conditions/Reasons

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

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

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy HE14 of the Winchester District Local Plan Review.

3 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy HE14 of the Winchester District Local Plan Review.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

5 Details, and samples as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details.

- (a) suspended ceiling at first floor level;
- (b) method of upgrading first floor structure to comply with Building Regulations (fire separation and acoustic separation);



## CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008

- (c) all new doors, both internal and external, to include profiles of glazing bars and details of panels and architraves, where relevant;
- (d) all new windows, to include profiles of frame members and glazing bars;
- (e) details of structural works to locally strengthen the first floor structure by the insertion of additional joists.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

6 The existing front door to the Broad Street elevation shall be retained and repaired, with new ironmongery as necessary.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of Policy HE.14 of the Winchester District Local Plan Review.

7 Any modifications to the approved drawings whether Building Control or any other reason or any departure on site from what is shown, that drawing may constitute a criminal offence under Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The applicant is required to draw this and other conditions on the Consent to the attention of any contractors or sub contractors working on site and furnish them with a copy of the consent and approved drawings.

Reason: To avoid any misunderstandings

### Informatives

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

Hampshire County Structure Plan Review: E16  
Winchester District Local Plan Review 2006: DP1 HE5, and HE13

<b>Case No:</b>	08/00315/FUL	
<b>W No:</b>	W05141/14	
<b>Case Officer</b>	Elaine Walters	<b>Team:</b> WEST
<b>Applicant:</b>	Mr R H Tice And J L Tice	
<b>Proposal:</b>	Detached five bed dwelling with detached garage on land adjacent to Greenmead Cottage	
<b>Location:</b>	Greenmead Cottage Fairfield Road Shawford Winchester Hampshire SO21 2DA	

### Recommendation

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

### Conditions/Reasons

## **CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008**

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

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

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

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

5 Protective measures, including fencing, ground protection AND any "no dig" surfacing under tree canopies, in accordance with the Arboricultural Impact Appraisal and Method Statement reference CBA6702 written by CBA Trees and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed prior to the commencement of construction of "no dig" surfacing under tree canopies so that a precommencement site visit can be carried out. Telephone 01962 848317.

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 CBA6702. Telephone 01962 848317.

Any deviation from works prescribed or methods agreed in accordance with Method Statement CBA6702 shall be agreed in writing to the Local Planning Authority.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement CBA6702.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

## **CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008**

6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details.

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

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

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

8 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, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works.

Reason: To ensure satisfactory means of access.

9 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 5 metres from the highway boundary.

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

11 Full details, including samples, of the surfacing materials to be used for the parking and turning areas and driveway, shall be submitted to and approved by the local planning authority prior to the commencement of the development.

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

12 The car park shall be constructed, surfaced and marked out in accordance with the approved plan and details approved under condition 11 before the development hereby permitted is brought into operation. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles.

Reason: To ensure that adequate on-site parking and turning facilities are made available

## CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008

### Informatives

1. 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.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-  
Winchester District Local Plan Review: DP1, DP3, DP4, RT3, T2
3. The applicant should be aware that it is an offence under the Wildlife and Countryside Act 1981 to carry out tree and hedge works, which would harm nesting birds during their breeding season.

<b>Case No:</b>	08/00378/FUL	<b>Team:</b>	WEST
<b>W No:</b>	W20975/01		
<b>Case Officer</b>	Claire Burriss		
<b>Applicant:</b>	Mr N Cooper		
<b>Proposal:</b>	2 no. semi detached two bed dwellings with car parking and gardens in land to the rear of Romans Way(RESUBMISSION)		
<b>Location:</b>	Romans Way The Avenue Bishops Waltham Southampton Hampshire SO32 1BP		

### Recommendation

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

### Conditions/Reasons

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings 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) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B and C of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

## **CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008**

4 The first floor window(s) in the side elevation and bathroom window in the rear elevation of both dwellings hereby permitted shall be glazed in obscure glass and thereafter retained.

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

5 The rear facing first floor bedroom windows shall be high level with a minimum floor to ceiling height of no less than 1.8m.

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

6 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 occupied. Development shall be carried out in accordance with the approved details.

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

7 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.

8 Details of the floor slab levels and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the site. The development shall be carried out in accordance with the approved details.

In the interest of the visual amenities of the area.

9 The parking area hereby approved shall not be used for any purpose other than the parking of cars and shall be hard surfaced prior to the occupation of the dwellings in accordance with details to be submitted to and approved in writing by the Local Planning Authority

Reason: The hereby approved shall not be used for any other purpose than the parking of cars.

10 Development shall cease on site if, during any stage of the works, contamination is identified unless otherwise agreed in writing by the Local Planning Authority. Works shall not recommence before an assessment of the contamination, along with details of any remedial action required (including timing provisions), have been submitted to and approved in writing, by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

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

## CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008

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.

### Informatives

1. 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.

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

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, H.3, H.7, T1, T2, T3, T4, RT4

3. Developers are reminded that the grant of planning permission does not entitle them to obstruct a public right of way. If it is necessary to stop up or divert a right of way in order to enable the development to be carried out, they should apply without delay:-

(i) In the case of a footpath or bridleway, to the Council for an order under Section 257 of the Town and Country Planning Act 1990;

(ii) In the case of a highway, to the Secretary of State for the Environment for an order under Section 247 of the Town and Country Planning Act 1990.

4. 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 SO23 9EH (tel: 01962 858600) or [www.southernwater.co.uk](http://www.southernwater.co.uk).

5. Prior to the commencement of development, measures to be undertaken to protect the public sewers shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved.

<b>Case No:</b>	08/00236/FUL	
<b>W No:</b>	W21016	
<b>Case Officer</b>	Mr Nick Fisher	<b>Team:</b> EAST
<b>Applicant:</b>	Mr And Mrs David Foreman	
<b>Proposal:</b>	Demolition of office/store; erection of single storey one bed dwelling with off street parking in land to the rear of 160 Stockbridge road	
<b>Location:</b>	160 Stockbridge Road Winchester Hampshire SO22 6RN	

## **CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008**

### **Recommendation**

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

### **Conditions/Reasons**

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling and proposed hardstanding areas 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. The proposed hardstanding areas shall use permeable paving unless otherwise agreed in writing by the Local Planning Authority.

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

3 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.

3 Reason: In the interests of highway safety.

4 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.

5 The parking area 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.

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

6 Details of the proposed border and vegetation climbing structure to be erected to serve the boundary planting to the rear of the front wall shall be approved in writing by the Local Planning Authority prior to the commencement of development. The climbing vegetation shall be allowed to overhang the boundary wall. The approved details shall be fully adhered to unless otherwise agreed in writing by the Local Planning Authority.

Details of the schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate of the climbing plants to grow upon the boundary wall, shall be approved in writing by the Local Planning Authority before development commences. 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

## **CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008**

is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

7 Prior to the commencement of the development approved by this planning permission (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall conform to current guidance and best practice and include unless otherwise agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

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

8 Prior to the occupation of the development, written verification by the competent person approved under the provision of EPC1 c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions EPC1 c) has been implemented fully unless varied with the written agreement of the Local Planning Authority in advance of implementation.

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

9 If, during any stage of the development, unexpected contamination is identified then no further development shall be carried out (unless otherwise agreed in writing with the Local Planning Authority) until an assessment by the competent person approved under the provisions of EPC1 c) has been completed and a scheme to deal with any additional contamination shall be submitted to and approved in writing by the Local Planning Authority.

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

10 Works to the front boundary wall with Fairfield Road shall be carried in accordance with the approved plans unless otherwise in agreed in writing. The wall shall be retained and shall not be breached unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting the appearance and character of the area

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order,



## CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008

with or without modification), no additional windows, dormer windows or doors other than those expressly authorised by this permission shall, at any time, be constructed in the dwelling hereby permitted.

Reason: To protect the amenity of the occupants of nearby dwellings.

12 Details of the appearance of the proposed bin store, long stay cycle store and proposed gates shall be submitted too and approved in writing by the Local Planning Authority before the development commences.

Reason: To ensure a high standard of development in the interests of protecting the character of the area.

13 Details of the provision for storm drainage / water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The approved details shall be fully adhered too unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of local drainage.

14 Details of the proposed boundary treatment for the west, east and southerly boundaries shall be submitted too and approved in writing by the Local Planning Authority prior to the commencement development, The approved details shall be fully adhered too unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that boundary treatment prevents overlooking at ground level in relation to adjacent garden areas.

15 Details of the existing and proposed site levels and height of the resulting building in relation to the front boundary wall shall be submitted too and approved in writing by the Local Planning Authority prior to the commencement of development. Once agreed the details shall be fully adhered too unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development relates well to the street-scene

### Informatives

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP13, RT4, W7, T1, T2, T3, T4.

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.

<b>Case No:</b>	08/00051/FUL		
<b>W No:</b>	W05590/09		
<b>Case Officer</b>	Mr Nick Fisher	<b>Team:</b>	EAST
<b>Applicant:</b>	Millgate (Winchester) Ltd		
<b>Proposal:</b>	Demolition of existing dwelling and construction of 2 no. five bedroom townhouses and 2 no. two bedroom apartments		
<b>Location:</b>	Barnaby Northbrook Avenue Winchester Hampshire SO23 0JW		

## **CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008**

### **Recommendation**

#### **APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-**

#### **Conditions/Reasons**

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

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

2 Prior to the commencement of works a sample panel of external facing brickwork shall be constructed and samples of roofing materials submitted for the consideration of the Local Planning Authority. When a panel has been completed and roofing samples meet with the approval of the LPA and such approval has been confirmed in writing, then the development hereby approved shall be finished in a manner identical to the approved panel. Details of the proposed garage doors shall be submitted to and applied in writing by the Local Planning Authority. Details of the proposed garage doors shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 The window and door frames and railings serving the balcony upon the front elevation shall be timber unless otherwise agreed in writing by the Local Planning Authority. The windows shall be recessed by 100mm in relation to the face of the brickwork, unless otherwise agreed in writing by the Local Planning Authority. The eaves, barge boards and dormer surrounds shall be constructed from Timber unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a high standard of design and construction.

4 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 or dormers other than those expressly authorised by this permission shall, at any time, be constructed in the building hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

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

5 The Flintstone wall upon the boundary with Chilcombe St Mary shall be retained unless otherwise agreed in writing by the Local Planning Authority. Should the wall be damaged or collapse the wall shall be rebuilt to its original standard. Full details of the re-build / repair shall be submitted too and approved in writing by the Local Planning Authority before repair works begin. Repair works shall fully adhere to the approved details.

In the interests of preserving the character and appearance of the Conservation Area.

6 The four Lime trees and hedge located adjacent to the highway shown on plan 624/06 shall all be retained. If the trees should be damaged, removed, become seriously

## **CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008**

diseased or die, they shall be replaced within the next planting season. Unless otherwise agreed in writing by the Local Planning Authority.

In the interests of preserving the character of the area and street-scene.

7 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference MILL/1440d written by Bill Kowalczyk Associates and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

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 Method Statement reference MILL/1440d. Telephone 01962 848317.

The Arboricultural Officer shall be informed prior to the commencement of any construction within the Root Protection Areas of retained trees. Telephone 01962 848317.

No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement reference MILL/1440d

Any deviation from works prescribed or methods agreed in accordance with Method Statement reference MILL/1440d shall be agreed in writing to the Local Planning Authority.

Reason: In the interests of tree protection and in the interests of protecting the character of the area.

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

- existing and proposed finished levels or contours;
- means of enclosure;
- hardsurfacing materials;
- the appearance (elevations) of the bin store;

Soft landscape details shall include the following as relevant:

- planting plans:
- written specification (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate:
- implementation programme:

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

9 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the

## **CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008**

same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

10 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 No materials shall be stored on Northbrook Avenue during the construction period. No plant or construction vehicles shall be stored outside of construction working hours upon Northbrook Avenue unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in the interests of the amenity of the occupants of Northbrook Avenue.

13 No development or site preparation prior to operations which has any effect on disturbing or altering the level of composition of the land, shall take place within the site until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure that the archaeological interest of the site is properly safeguarded and recorded.

14 Prior to the commencement of works a sample panel of external facing brickwork shall be constructed and samples of roofing materials submitted for the consideration of the Local Planning Authority. When a panel has been completed and roofing samples meet with the approval of the LPA and such approval has been confirmed in writing, then the development hereby approved shall be finished in a manner identical to the approved panel.

Reason: To preserve the character and appearance of the conservation area, in accordance with Policy HE.5 of the Local Plan and PPG15.

### **Informatives**

1. 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

## CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008

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.

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, HE1, HE2, HE4, HE5, HE6, HE7, H7, RT4, T1, T2, T3, T4, W1

3. It is advised that an Ecologist is present when existing roof tiles and cladding are removed to look for the presence of bats at the site.

4. The applicant is advised the Conservation Area Consent is required for the demolition of the existing building before development can commence.

<b>Case No:</b>	08/00053/FUL	<b>Team:</b>	EAST
<b>W No:</b>	W20994		
<b>Case Officer</b>	Mr Nick Fisher		
<b>Applicant:</b>	Mr T Meekins And Ms A Patterson		
<b>Proposal:</b>	Raising of roof to provide first floor accommodation and extend alterations to the elevations		
<b>Location:</b>	3 Hillside Close Winchester Hampshire SO22 5LW		

### Recommendation

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

### Conditions/Reasons

1 The proposed development is contrary to policy DP3 of the Winchester District Local Plan in that:

i The proposed extension by virtue of the design, scale and materials will appear out of character with the adjoining bungalow.

ii The proposed extension would appear oppressive and overbearing resulting in a loss of privacy and amenity to properties in Hazel Court, 26 Teg Down Meads and 2 Hillside Close..

2 The proposed development is contrary to policies DP1 and DP2 of the Winchester District Local Plan and guidance contained within PPG24 – Planning and Noise for the following reason:

Insufficient information has been supplied regarding the proposed Wind Turbine and the potential for noise disturbance upon nearby properties.

### Informatives

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

Winchester District Local Plan Review 2006: DP3, DP15

<b>Case No:</b>	08/00221/FUL
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## CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008

<b>W No:</b>	W14720/04	<b>Team:</b>	EAST
<b>Case Officer</b>	Mr Tom Patchell		
<b>Applicant:</b>	Southcott Homes Ltd		
<b>Proposal:</b>	Erection of 1 no. two bed and 1 no. three bed semi detached dwellings (RESUBMISSION)		
<b>Location:</b>	8 Mead End Road Denmead Waterlooville Hampshire PO7 6QB		

### Recommendation

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

#### Conditions/Reasons

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwellings 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 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4 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 occupation of the dwellings. Development shall be carried out in accordance with the approved details.

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

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

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

## CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008

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

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

7 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 north east and south west elevations of dwellings hereby permitted.

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

8 The floor window in the north east elevation of dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

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

9 Prior to the commencement of development a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall conform to current guidance and best practice and include, unless otherwise agreed in writing by the LPA:

- a) A desk top study and conceptual model documenting all the previous and existing uses of the site and adjacent land;
- b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;
- c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gasses when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

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

10 Prior to the occupation of the dwellings hereby approved, written verification by the competent person approved under the provision of Condition 9 part c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of Condition 9 part c) has been implemented in full, unless varied with the written agreement of the Local Planning Authority in advance of implementation.

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

11 If during any stage of the development, unexpected contamination is identified then no further development shall be carried out (unless otherwise agreed in writing with the Local Planning Authority) until an assessment by the competent person approved under Condition 9 part c) has completed a scheme to deal with any additional contamination which shall be submitted to and approved in writing by the Local Planning Authority.

## CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008

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

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

Reason: In the interests of highway safety.

13 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.

14 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.

### Informatives

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

Hampshire County Structure Plan Review: T5

Winchester District Local Plan Review 2006: DP.3, H.1, H.3, H.7, T.1, T.2, T.4 and RT.4

<b>Case No:</b>	08/00038/FUL
<b>W No:</b>	W16762/05
<b>Case Officer</b>	Mr T Patchell
<b>Applicant:</b>	Ms Lesley Wallace
<b>Proposal:</b>	Erection of detached three bedroom dwelling with associated parking for equine worker
<b>Location:</b>	Cherry Tree Stables Goscombe Lane Gundleton Alresford

**APPLICATION WITHDRAWN**



**CASE SUMMARY RESULTS FROM COMMITTEE :- 3 April 2008**

<b>Case No:</b>	07/03218/FUL	
<b>W No:</b>	W01091/38	
<b>Case Officer</b>	Mr James Jenkison	<b>Team:</b> WEST
<b>Applicant:</b>	Humphrey Farms Ltd	
<b>Proposal:</b>	Variation of condition 8 of permission 03/00302/FUL to allow longer operating hours (0600 to 2300 Monday to Friday and 0700 to 1300 Saturdays)	
<b>Location:</b>	Humphrey Farms Hazeley Road Twyford Winchester Hampshire SO21 1QA	

**Recommendation**

**DEFERRED**