

PLANNING DEVELOPMENT CONTROL COMMITTEE

24 April 2008

Attendance:

Councillors:

Jefferies (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)

Others in attendance who addressed the meeting:

Councillor Stallard

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 3 April 2008 be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC742 Refers\)](#)

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 Jefferies) declared a personal (but not prejudicial) interest in respect of Items 4 and 6, as his wife was the Chair of the New Alresford Town Council Planning Committee, which had commented on these applications. Councillor Jefferies confirmed that he had no involvement whatsoever with the Town Council's deliberations and he therefore spoke and voted thereon.

Councillor Beveridge declared a personal (but not prejudicial) interest in respect of Item 2 as he was a member of the City of Winchester Trust, which had commented on the application. However, he had taken no part in the Trust's consideration of the item. Councillor Beveridge therefore spoke and voted thereon.

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

Item 1: Shipyard Motor Co, Hambledon Road, Denmead - Case Number 08/00208/FUL

The Head of Planning Control updated Members that, following the publication of the Report, the applicant had provided the necessary public open space contribution.

Members were also provided with additional information regarding the site's planning history. In summary, this set out two refusals (in 2001 and 2002), the permitted application in 2004 (which had yet to be implemented) and a further refusal in 2007, as this had proposed a larger building than the permitted application.

Mr Landers-Brinkley (representing Denmead Parish Council) and Councillor Stallard (a Ward Member) spoke against the application.

In summary, Councillor Stallard reiterated the concerns of the Parish Council. She considered that, at over 100 dwellings per hectare, the application was an overdevelopment of the site, was out of character with the surrounding area and had failed to accord with the Village Design Statement.

Councillor Stallard also questioned the need for the proposed ground-floor dentistry, given the proximity of the Denmead Health Centre. She stated that the retention of the two retail units (as set out in the 2004 permission) better reflected the aims of the Corporate Strategy, which encouraged the rural economy, and the second phase of the Denmead Village Improvement. She also commented that the proposal contained insufficient parking provision.

During debate, the Committee noted the relevance of the Village Design Statement and the Highway Engineer's comments, which had raised no objection to the proposed parking. A further concern was raised regarding the lack of amenity to the upper-level flats, as these were predominately served by sloping roof lights only. The size of the units was also questioned.

At the conclusion of debate, the Committee agreed to defer determination to provide officers with an opportunity to re-present the application to a future meeting, with further information regarding the issues related to the refused application, change of use, the density of the development and the amenity and size of the proposed flats.

Item 2: Highcroft, Romsey Road, Winchester - Case Number 07/03187/FUL

Mr Luken (agent for the applicant) spoke in support of the application.

The Head of Planning Control highlighted an error in the Report, in that a recommended Condition should have been included regarding the protection of trees on site during construction. Members also noted a further error in the Report, as it had made a requirement for satisfactory amended drainage and landscape plans, but that these had already been included in the Conditions as set out.

Members were also advised that a letter of representation had been received since the publication of the Report from Councillor Fall (a Ward Member) and County Councillor Dickens (the Division Member). This raised a number of issues regarding traffic and requested that the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee.

At the conclusion of debate, the Committee agreed that the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee (to be held on 7 May 2008), given the scale of the application, the amount of traffic that it would generate and the impact on highways related issues.

Item 3: Land between Rozelle Close and Larch Cottage, Main Road, Littleton - Case Number 08/00003/FUL

The Head of Planning Control explained that, subsequent to the publication of the Report, the Drainage Engineer had raised no objection to the applicant's proposal for an off-site drainage and sewage treatment facility, but that this required the addition of a Grampian-style Condition. She added that further representations had been received from the Parish Council and an objection from a third party, which had questioned the housing need used to justify the development and the site selection process.

Mr Hindle and Mr Welch spoke against the application and Mr Buchan-Hepburn (on behalf of the applicant) spoke in support.

During debate, Members agreed an amendment to the landscaping Condition, which reinforced the site's southern boundary with Rozelle Close, through the erection of a fence, to minimise disturbance to existing residents from cars' headlights, parking in the new development.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons given and subject to the Conditions and Section 106 Agreement, as set out in the Report, and an additional Grampian-style Condition regarding drainage. The Committee also agreed to delegate to the Head of Planning Control authority to amend Condition 15 regarding the submission of boundary treatment details to include the fence referred to above.

Item 4: 5 Corfe Close, Alresford - Case Number 08/00187/FUL

Mr Cullen (a neighbour) spoke against the application and Mrs Kearns (one of the applicants) spoke in support.

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 5: 106 Springvale Road, Kings Worthy - Case Number 08/00366/FUL

Mr Kimber (on behalf of the applicant) spoke in support of the application.

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 6: Meadows End, Winchester Road, Alresford - Case Number 08/00143/FUL

Mrs Hall spoke against the application and Mr Andrews (on behalf of the applicants) spoke in support.

Councillor Cook (a Ward Member) also spoke in support of the application. In summary, he commended the proposed Huf Haus style property, which he considered to be innovative, unique and environmentally friendly. He highlighted the support the application had received from many of its neighbours, the absence of objections from the Town Council and Natural England, and that the site's remote location largely shielded it from public view.

During debate, the Head of Planning Control explained that, subsequent to the publication of the Report, further representations had been received in support of the

application.

At the conclusion of debate, the Committee agreed to grant planning permission. Members considered that the application was not overbearing to existing properties nor was it out of character with the surrounding area, given that small gaps between properties was a feature of some of other the dwellings in the area. Members also disagreed that a denser development was achievable on this particular site and that given the constraints of the site and the relationship of the surrounding development, the shape of the narrow plot and the position of the TPO trees, a precedent would not be set. In granting permission, the Committee also delegated to the Head of Planning Control (in consultation with the Chairman) authority to impose any necessary Conditions.

Item 9: Humphrey Farms, Hazeley Road, Twyford - Case Number 07/03218/FUL

The Head of Planning Control explained that, subsequent to the publication of the Report, further representations had been received from the Parish Council and an objector. These raised a number of issues, which were largely covered in the Report, and referred to a recent change in national policy (although the officer explained that PPS7 which superseded PPG7, was in fact more favourable to the application); that traffic from the site would affect the rural nature of nearby roads and that the applicant had failed to make a contribution to improve surrounding highways. The Head of Planning Control also explained that Policy DP11 had been considered and that the application had complied with this Policy.

Mrs Forder-Stent (Twyford Parish Council) spoke against the application and Mr Humphreys (applicant) spoke in support.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons given and subject to the Conditions and Section 106 Agreement, as set out in the Report.

The following items had no public participation:

Item 7: Herontye, 3 The Stables, Shawford Road, Shawford - Case Number 08/00374/FUL

Item 8: Herontye, 3 The Stables, Shawford Road, Shawford - Case Number 08/00613/LIS

The above items were considered together and determined sequentially.

The Head of Planning Control stated that, subsequent to the publication of the Report the Conservation Officer had raised no objection and that there had been one further letter of representation against the application, which had raised the same issues as those addressed in the Report. However, Natural England had objected because the applicant had provided insufficient survey information to demonstrate whether or not the development would have an adverse effect on legally protected bats.

The Head of Planning Control therefore recommended that permission be granted, subject to no objection being raised by English Heritage, the applicant's submission of a Phase 2 Bat Survey and a satisfactory mitigation strategy as necessary with any additional Conditions required being imposed by the Head of Planning Control, in consultation with the Chairman. If mitigation measures necessitated significant design changes, then the proposal would be referred back to Committee. In the

event that these details were not agreed, the application would be refused on nature conservation grounds with the precise wording to be agreed by the Head of Planning Control, in consultation with the Chairman.

With regard to the listed building application, the Head of Planning Control recommended that the application be granted, subject to no objection being received from English Heritage and the National Amenity Societies and that the application not being called in by the Secretary of State.

At the conclusion of debate, the Committee agreed to grant planning permission for both applications for the reasons given and subject to the Conditions, as set out in the Report and as amended 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 (Shipyard Motor Co, Hambledon Road, Denmead) planning permission be deferred to provide officers with an opportunity to re-present the application to a future meeting with further information regarding the issues related to the change of use, the density of the development and the amenity of the proposed flats.

3. That, in respect of Item 2 (Highcroft, Romsey Road, Winchester) planning permission be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on 7 May 2008.

4. That, in respect of Item 3 (Land between Rozelle Close and Larch Cottage, Main Road, Littleton) planning permission be granted for the reasons given and subject to the Conditions, as set out in the Report, with additional Conditions regarding a Grampian style Condition regarding drainage and an amendment to the landscaping Condition (details delegated to the Head of Planning Control).

5. That, in respect of Item 6 (Meadows End, Winchester Road, Alresford) planning permission be granted and authority delegated to the Head of Planning Control (in consultation with the Chairman) to impose any necessary Conditions.

6. That in respect of Item 7 (The Stables, Shawford 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 the bat survey and any resultant mitigation strategy.

7. That in respect of Item 8 (The Stables, Shawford Road, Shawford) planning permission be granted for the reasons given and subject to the Conditions, as set out in the Report, subject to no objection being received from English Heritage and the National Amenity Societies and that the application not be called in by the Secretary of State.

3. **VOTE OF THANKS**

This being the last meeting of the Municipal Year, the Committee thanked the Chairman, Councillor Jeffs, for his chairmanship throughout the year. Councillor Jeffs reciprocated accordingly.

The Committee also passed its thanks and best wishes onto Councillors Beveridge and Sutton, who had both been long-serving members of the Council and this Committee, as both Members would not be seeking re-election.

The meeting commenced at 9.30am, adjourned for lunch between 1.15pm and 2.00pm, and concluded at 4.50pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

RESOLUTIONS

24.04.2008

PART II DEVELOPMENT CONTROL APPLICATIONS
AND RESOLUTIONS THEREON

Littleton And Harestock

Ward

Littleton And Harestock

3

Conservation Area:

Case No: 08/00003/FUL

Ref No: W02384/04

Date Valid: 15 January 2008

Grid Ref: 445394 132511

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Hyde Housing Association Ltd

Proposal: 4 no. one bed, 4 no. two bed, 2 no. three bed and 2 no. four bed dwellings with associated external stores; 22 no. car parking spaces and landscaping

Location: Land Between Rozelle Close And Larch Cottage Main Road Littleton Hampshire

Officer: PER

Recommendation:

Committee Decision:

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

Conditions/Reasons

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

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

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

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

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.

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 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 15.0 metres from the highway boundary.

Reason: In the interests of highway safety.

6 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

Reason: In the interests of highway safety.

7 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.

8 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 practise 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.

9 Prior to the occupation of the development, written verification by the competent person approved under the provision of 08 clause (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 08 clause (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

10 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 08 clause (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.

11 Prior to the commencement of development an Arboricultural Method Statement (to be prepared in accordance with BS5837:2005) shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall incorporate a detailed scheme for tree protection during development.

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

12 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

13 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, C, D, E 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.

14 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 of Parts 2 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.

15 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 which shall include an opaque fence along the rear gardens of Rozelle Close. 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.

16 No development shall commence until full details of the foul drainage system to serve the development has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved foul drainage system has been installed and is fully operational.

Reason: To serve satisfactory provision of foul drainage.

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, E16

Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.6, DP.10, CE.5, HE.4, H.6, H.7, T.1, T.2, T.3, T.4

3. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).

4. A formal application for connection to the water supply is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester. SO23 9EH. Tel: 01962 858600 or www.southernwater.co.uk.

5. 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.

6. 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.

New Alresford

Ward

The Alresfords

4

Conservation Area:

Case No: 08/00187/FUL

Ref No: W03077/04

Date Valid: 29 January 2008

Grid Ref: 458521 131615

Team: EAST

Case Officer: Mr Simon Avery

Applicant: Mr Kevin Kearns

Proposal: Demolition of Existing Garages; construction of two storey side extension with new garage (RESUBMISSION)

Location: 5 Corfe Close Alresford Hampshire SO24 9PH

Officer PER

Recommendation:

Committee Decision:

APPROVED 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

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 first floor windows shall, at any time, be constructed in the west elevation of extension hereby permitted.

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

4 Details of fencing to protect the tree in the rear garden during construction work, in accordance with BS5837, shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition, construction or groundwork commencing on the site. The protective measures shall be installed in accordance with the approved details.

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

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: DP3, DP4
3. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, 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.

Kings Worthy

Ward

Kings Worthy

5 Conservation Area:

Case No: 08/00366/FUL

Ref No: W20627/01

Date Valid: 15 February 2008

Grid Ref: 448796 133807

Team: EAST

Case Officer: Mr Nick Fisher

Applicant: Mr Robert Newbold

Proposal: 2 no. three bedroom, 3 no. two bedroom dwellings and 1 no. two bedroom bungalow with associated parking(RESUBMISSION) and land to rear of 108 Springvale Road.

Location: 106 Springvale Road Kings Worthy Hampshire SO23 7NB

Officer: PER

Recommendation:

Committee Decision:

APPROVED SUBJECT TO THE FOLLOWING CONDITION(S):

Conditions/Reasons

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

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

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows at first floor level other than those expressly authorised by this permission shall, at any time, be constructed in the dwellings hereby permitted without the prior written approval of the Local Planning Authority.

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

3 The proposed hard-standing area shall use Permeable materials only unless otherwise agreed in writing by the Local Planning Authority.

A cut off drain shall be provided at the entrance to the site with Springvale Road. Details of the cut off drain shall be submitted too and approved in writing by the Local Planning Authority before the development commences, the details shall be fully adhered too.

Reason: In the interests of sustainable drainage.

4 The proposed access and drive, including the footway shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority, before the occupation of the penultimate dwelling.

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.

5 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable vehicles using the site to enter and leave in a forward gear. The turning space shall be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

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

Reason: To ensure the provision and retention of the IN: in the interests of local amenity and highway safety.

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

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

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

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

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- hard surfacing materials

Soft landscape details shall include the following as relevant:

- planting plans:

- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape

11 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

12 Details shall be submitted of an overnight hardstanding area for the storage of whellie bins to be located near the site entrance and approved in writing by the Local Planning Authority before development commences.

Reason: To ensure that domestic refuse can be easily collected from the site.

13 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 the following phases, unless identified as unnecessary by the preceding stage and 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

14 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

15 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.

16 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.

The following details shall be complied with unless otherwise agreed in writing by the Local Planning Authority:-

- (a) The development shall use bonnett hipped ridge tiles;
- (b) The development shall use timber window frames painted white;
- (c) The windows shall be recessed behind the elevation by a distance of 100mm.

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

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: DP1, DP3, DP4, DP5, DP6, H3, H7, RT4, T1, T2, T3, T4

New Alresford Ward The Alresfords

- 6 Conservation Area:**
Case No: 08/00143/FUL
Ref No: W20794/01
Date Valid: 23 January 2008
Grid Ref: 457546 132360
Team: EAST **Case Officer:** Mr Nick Fisher
Applicant: Mr K Lines
Proposal: Detached four bed dwelling and detached car port/storage on land to the side of Meadows End with new access from Drove Lane (RESUBMISSION)
Location: Meadows End Winchester Road Alresford Hampshire SO24 9EZ
Officer REF
Recommendation:

Committee Decision:
APPROVE.

Conditions to be delegated to the Head of Planning in consultation with the Chair of Planning Development Committee.

Twyford Ward Colden Common And Twyford

- 7 Conservation Area:** Twyford Conservation Area
Case No: 08/00374/FUL
Ref No: W21032
Date Valid: 13 February 2008
Grid Ref: 447654 124649
Team: WEST **Case Officer:** Claire Burriss
Applicant: Mr Martin Fay
Proposal: (AMENDED DESCRIPTION) Existing single storey extension to be demolished and erection of one and a half storey side extension
Location: Herontye 3 The Stables Shawford Road Shawford Winchester Hampshire SO21 2BP
Officer PER
Recommendation:

Committee Decision:

APPROVE SUBJECT TO:

That committee resolve to grant planning permission subject to receiving confirmation that English Heritage has no objections to the scheme and the following being delegated to the Head of Planning Control:

- (i) The applicant submitting the Council for approval a Phase 2 bat survey, an assessment of the impact upon protected species and a mitigation strategy. If the mitigation strategy

requires material changes to the overall design of the development it shall be referred back to committee for further consideration.

(ii) The Head of Planning Control, in consultation with the chairman, imposing any additional conditions deemed necessary further to approving a Phase 2 Bat Survey under i) above.

In the event that the details required under i) are not approved the planning application shall be refused on the ground of an adverse impact upon nature conservation interests with the precise wording to be agreed by the Head of Planning Control in consultation with the chairman.

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 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 HE.14 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: To protect the character and appearance of the (listed) building.

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 The development hereby permitted shall be constructed using facing materials (including brick bond and pointing style) to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

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 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) all new external doors, to include profiles of glazing bars and details of panels, where relevant;
- (b) all new windows, including new dormer windows, to include profiles of frame members and glazing bars, and relationship of the window cill to the opening in which it is set.

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

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

8 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 additional windows or openings at first floor level or above other than those expressly authorised by this permission shall, at any time, be constructed in the north and west elevation(s) of the extension hereby permitted.

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

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, HE.14, CE.23
3. Any modifications to the approved drawings (1684/01 revision A), 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.
4. The Environment Agency recommend that the applicant should consider the flood mitigation and flood proofing measures detailed in the standing advice by going to the following link, <http://www.pipernetworking.com/floodrisk/minor.html> . Changes made externally may require consent from the Local Planning Authority. Please contact the Local Planning Authority if there is any uncertainty.

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 The development hereby permitted shall be constructed using facing materials (including brick bond and pointing style) to match those on the existing building. If any materials or their means of fixing are not identical to the original then drawn details (and samples) of these materials shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works. The development shall be carried out in accordance with the subsequently approved details and materials.

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 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) all new external doors, to include profiles of glazing bars and details of panels, where relevant;
- (b) all new windows, including new dormer windows, to include profiles of frame members and glazing bars, and relationship of the window sill to the opening in which it is set.

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.

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, HE.14

3. Any modifications to the approved drawings (1684/01 revision A), 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.

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
- hard surfacing materials:

Soft landscape details shall include the following as relevant:

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

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

4 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

5 No development shall take place until a schedule of landscape maintenance for a minimum period of 10 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.

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), the development hereby permitted shall be used only for purposes within Class(es) Classes B1(b), B1(c), B8. of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose(s).

Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

7 The B1 (a) Office use of the units hereby permitted shall remain ancillary and subservient to the primary use of the unit and shall not become a separate or dominant use at any time.

Reason: To prevent uses arising which may be inappropriate or over-intensive for the site/premises and/or neighbouring properties.

8 No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site other than between the hours of 0600 to 2300 Monday to Friday and 0700 to 1300 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the occupiers of nearby properties.

9 The parts of the existing buildings proposed for removal shall be demolished and all resultant materials removed from the site prior to the commencement of development.

Reason: To safeguard the amenity of the locality.

10 Means of vehicular access to the site shall be from Hazeley Road only.

Reason: In the interests of highway safety.

11 Prior to the commencement of development details of the proposed new access road shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed surfacing and construction details. Work shall be carried out in accordance with the approved details prior to the occupation of any of the employment units hereby permitted.

Reason: To ensure satisfactory means of access.

12 The car park, HGV parking and cycle parking shall be constructed, surfaced and marked out in accordance with the approved plan (Drawing no: 294 P 14 Rev A) before the occupation of the first employment unit hereby permitted. That area shall not thereafter be used for any purpose other than the parking, loading, unloading and turning of vehicles or bicycles.

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

13 No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time.

Reason: In the interests of the amenities of the locality.

14 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site at any time except within the converted buildings hereby approved by the Local Planning Authority.

Reason: In the interests of the appearance of the site and the visual amenities of the surrounding area.

15 No development shall take place until the developer has carried out adequate investigation to assess the degree of contamination of the site and to determine its water pollution potential. The methods and extent of the investigation shall be agreed with the Planning Authority before any work commences. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority.

Reason: To prevent pollution of the water environment as the site may be contaminated due to the previous use.

16 The method of demolition and construction for the development shall be carried out in accordance with a scheme to be approved in writing with the Local Planning Authority prior to any development commencing.

Reason: The site is in a very sensitive location with respect to groundwater, and in order to protect the quality of drinking water supplies the working methods will need to be carefully considered.

17 No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent), except site drainage shall be discharged to any surface water drainage system.

Reason: To prevent pollution of the water environment.

18 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil separator designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the separator.

Reason: To prevent pollution of the water environment.

19 Inspection manholes shall be provided and clearly identified on foul and surface water drainage systems.

Reason: To prevent pollution of the water environment

20 Soakaways shall not be located in areas identified as contaminated land.

Reason: To prevent pollution of the water environment.

21 All surface water from roofs should be piped to an approved surface water system using sealed downpipes. Open gullies should not be used.

Reason: To prevent pollution of the water environment.

22 Any facilities for the storage of fuels and chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges and sight glasses and overflow

pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To prevent pollution of the water environment.

23 Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Reason: To prevent pollution of the water environment.

24 The development shall not be occupied until a Green Travel Plan has been submitted to and approved by both the Local Planning Authority and the County Highway Authority. The plan shall be implemented within three months of the occupation of the development and evaluated in accordance with an approved programme.

Reason: To accord with Transport Policy objectives in the Hampshire Local Transport Plan.

25 No development shall commence before visibility splays of 3 metres by 160 metres at the junction of the access road with the public highway have been provided, and these splays shall be kept free of obstacles. The obstacles to be removed include some woodland fencing and foliage.

Reason: In interests of highway safety.

26 No equipment, raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored, no buildings constructed or hard surfacing laid on the land hatched green on the approved plan (Drawing Number: 3183/P01 dated December 2007, date stamped by Winchester City Council 1 April 2008) without the prior written consent of the Local Planning Authority.

Reason: In the interest of the amenity of the area.

27 The development hereby permitted shall not at any time exceed 3112 m² of gross floor space without the prior written consent of the Local Planning Authority.

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

Informatives

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

Hampshire County Structure Plan Review: T1, T2, T5

Winchester District Local Plan Review 2006: DP3, DP5, DP11, CE6, CE16, CE17, T1, T3, T4, T5

2. The discharge of trade effluent comprising site drainage to a watercourse or into the ground will require the consent of the Agency under the terms of the Water Resources Act 1991. The applicant/agent is advised to contact our Environment Management Itchen team to discuss this matter further.

3. Under the terms of the Water Resources Act 1991, written approval of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters, and may be required for any discharge of sewage or trade effluent from buildings or fixed plant into or onto the ground or into waters which are not controlled waters. Such approval may be withheld. (Controlled waters include rivers, streams, underground waters, reservoirs, estuaries and coastal waters). The Applicant is advised to contact the Hants & IOW Area Office (Environment Management Itchen Team) to discuss this matter further.
 4. Under the terms of the Water Resources Act 1991, the prior agreement of the Agency is required for discharging dewatering water from any excavation or development to a surface watercourse.
 5. The development is in accordance with the policies and proposals of the Development Plan set out above and other material considerations do not have sufficient weight to justify refusal of the application. In accordance with Section 54A of the Town and Country Planning Act 1990 (as amended) Planning permission should therefore be granted.
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