

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**20 August 2008**

Attendance:

Councillors:

Jeffs (Chairman) (P)

Barratt (P)  
Baxter (P)  
Busher (P)  
Fall  
Huxstep

Johnston (P)  
Lipscomb (P)  
Pearce (P)  
Ruffell (P)  
Tait (P)

Deputy Members:

Councillor Evans (Standing Deputy for Councillor Fall)  
Councillor Read (Standing Deputy for Councillor Huxstep)

Others in attendance who addressed the meeting:

Councillor Bell

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

RESOLVED:

That, in the absence of the Vice Chairman (Councillor Huxstep),  
Councillor Baxter be appointed Vice-Chairman for this meeting only.

2. **MINUTES**

Councillor Evans highlighted an inaccuracy in the minutes of the previous meeting. In relation to Item 6, Meadows Farm, Ervills Road, Worlds End, Hambledon, the minutes had recorded that Councillor Allgood (who had spoken as a Ward Member) had "pointed out that, as adjoining Ward Members, Councillors Coates and Evans also opposed the application." However, Councillor Evans explained that, as she had been unable to attend that meeting, she had submitted a number of questions related to the application. In doing so, she had not commented on the merits of the application and had not pre-determined it. This had been agreed by Councillor Allgood at the subsequent Planning Development Control (Viewing) Sub-Committee held on 7 August 2008 which determined this item. The Committee therefore agreed to amend the minutes accordingly.

RESOLVED:

That, subject to the above amendment, the minutes of the previous meeting of the Committee held on 24 July 2008 be approved and adopted.

3. **DEVELOPMENT CONTROL SCHEDULE**  
[\(Report PDC759 refers\)](#)

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

The Chairman (Councillor Jeffs) declared a personal (but not prejudicial) interest in respect of Item 4, as his wife was the Chair of the New Alresford Town Council Planning Committee, which had commented on the application. Councillor Jeffs confirmed that he had no involvement whatsoever in the Town Council's deliberations. He also declared a personal interest in this Item as he was acquainted with the landowners of the application site. In addition to this, and by way of personal explanation, Councillor Jeffs declared that because of his public statements made at New Alresford Town Council (when he was first elected to the Council 8 years ago) he had predetermined the application. He therefore withdrew from the body of the Committee, sat in the public gallery and did not speak or vote on this item.

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Items 2, 6 and 7 as he was a member of the Council of the City of Winchester Trust, which had commented on these applications. However, he had taken no part in the Trust's consideration of these items and he spoke and voted thereon.

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

**Item 1: Land at Dodds Lane, Swanmore - Case Number 07/02520/FUL**

Mr Ellis spoke against the application and Mr Westwell (representing Swanmore Parish Council) and Ms Edbrooke (Hyde Housing Association) spoke in support.

During discussion, the Committee raised concerns regarding the lack of footway from the development into Swanmore and noted the practical difficulties the County Council's Highways Officer had raised in creating such a link. However, separate to the application, Members requested that the Head of Planning Control raise their concerns formally with the County Council regarding the lack of footways in the area and to investigate compromise solutions.

The Committee also agreed to delegate authority to the Head of Planning Control to consult with Environmental Health officers on whether the site was

contaminated and to set any related Conditions as necessary. Members also agreed to include additional Conditions (and delegated detailed wording to the Head of Planning Control) to ensure that slate roof tiles were used to better reflect the character of the area and to ensure that a barrier be erected to prevent children running from the development onto Dodds Lane.

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

Item 2: Chestnut Mead, Kingsgate Road, Winchester - Case Number 08/01032/FUL

Mrs Holmes spoke against the application.

The Head of Planning Control stated that, subsequent to the publication of the Report, Councillor Mather (a Ward Member) had submitted an objection to the application. In summary, she considered that the proposal would overlook a neighbouring property ("Carlyon") and that the proposed extension was too large and was detrimental to the character of the area and contrary to the Planning Inspector's comments in 2003.

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

Item 3: Appleridge, Northfields, Twyford – Case Number: 08/01207/FUL

Mr Tear (a local resident's agent) spoke against the application and Mr Higgins (the applicant's agent) spoke in support.

The Head of Planning Control recommended an amendment to the conditions set out in the Report regarding the protection of trees during construction works. He also recommended a variation to the existing Section 106 obligation to secure contributions to open space funding and highways improvements. Both of these were agreed by Committee.

Following debate, Members also agreed further additional conditions to those set out in the Report. The Committee agreed a condition to ensure that no windows be inserted in the first-floor south elevation of Plots 3 and 4 and an archaeological condition (detailed wording delegated to the Head of Planning Control).

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

Item 4: Land East of New Farm Road, New Farm Road, Alresford – Case Number 08/00677/FUL

Mr Clapp, Mrs Jeffs (New Alresford Town Council) and Councillor Learney (on behalf of a Ward Member, Councillor Cook) spoke against the application and Mr Gardiner (applicant's agent) spoke in support.

Councillor Learney read a statement to the Committee on behalf of Councillor Cook, who was unable to attend the meeting. In summary, this raised concerns regarding the application's effect on the wildlife habitat of the former railway cutting and the inadequacy of the applicant's environmental impact assessment. He also questioned the letters of support that had been received and that the application would result in the loss of an important green wedge. He had also raised concerns regarding traffic and parking in the area and access to the site. Councillor Cook highlighted the Architect Panel's concerns that the design of the proposed buildings would be dark and gloomy, that the high retaining walls (which would be troublesome to maintain) provided a poor outlook, that it provided little amenity space and was over complicated in its design. In Councillor Cook's view, the application was premature in respect of discussions regarding its land-use designation, and that the cutting was known locally as a frost pocket and that it would result in a loss of privacy.

Councillor Cook therefore recommended that, if Members were unable to refuse the application, independent reports should be undertaken to verify the applicant's environmental and traffic assessments and the site be visited by a meeting of the Planning Development Control (Viewing) Sub-Committee.

Following discussion, Members agreed that the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee to be held on Wednesday 10 September 2008. Members had requested the Sub-Committee given the complexity of the application and to assess in further detail issues regarding access, construction traffic, the topography of the site and overlooking. Members also requested that they receive a copy of the Local Plan Inspectors Report (2005) relating to the site.

Item 7: Winnall Corner, 1 Winnall Valley Road, Winchester – Case Number 08/00730/FUL

Mr Sawyer (Winchester Chamber of Commerce) spoke in support of the application.

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

The following items had no public participation:

Item 5: Inspirations, Unit 5, Claylands Park, Claylands Road, Bishops Waltham – Case Number 08/01390/REM

The Head of Planning Control updated the Committee that, since the publication of the Report, Condition 2 should be deleted as it had been included in the Report by mistake. This was agreed by Members. Members also agreed to adjust the wording of Condition 1, so that it also made no reference to the hours of operation.

It was therefore agreed that Condition 1 be amended to read "The use of the premises shall be carried on only by Mrs Sheila Pope for the purposes of cake production."

The Head of Planning Control also explained that a further letter had been received since the publication of the Report, which asked to withdraw a previous objection.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions as amended above) as set out in the Report.

Item 6: Street Record, Parchment Street, Winchester – Case Number 08/01135/FUL

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

Item 8: Oakham Bungalow, Outlands Lane, Curdridge – Case Number 08/01314/FUL

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

Item 9: Albert Court, Andover Road, Winchester – Case Number 08/00822/FUL

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

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 (Land at Dodds Lane, Swanmore), planning permission be granted for the reasons given and subject to the Conditions set out in the Report with additional Conditions regarding contaminated land (if proved necessary, following consultation with the Head of Environment), a child proof barrier and a further condition to ensure that slate roof tiles are used to better reflect the character of the area (detailed wording delegated to the Head of Planning Control).

3. That, in respect of Item 3 (Appleridge, Northfields, Twyford), planning permission be granted for the reasons given and subject to the Conditions set out in the Report and additional Conditions (detailed wording delegated to the Head of Planning Control) to ensure that no first floor windows be inserted into the south elevations of Plots 3 and 4 , an archaeological condition and a variation to the Section 106 obligation to secure contributions for open space funding and highways improvements.

4. That, in respect of Item 4 (Land East of New Farm Road, New Farm Road, Alresford), the application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee to be held on 10 September 2008.

5. That, in respect of Item 5 (Inspirations, Unit 5, Claylands Park, Claylands Road, Bishops Waltham), planning permission be granted for the reasons given and subject to the Conditions as set out in the Report, subject to the deletion of Condition 2 and an amendment to Condition 1 (both regarding hours), so that Condition 1 read: "The use of the premises shall be carried on only by Mrs Sheila Pope for the purposes of cake production."

5. **CONFIRMATION OF TREE PRESERVATION ORDERS 1917 AND 1918**  
[\(Report PDC761 refers\)](#)

Mr Brook and Councillor Bell (a Ward Member) spoke against the confirmation of the Orders.

In summary, Councillor Bell explained that a group of local residents were in the process of purchasing the area of woodland from its current owners, Southern Water. It was hoped that the purchase would protect the woodland from future development and would be maintained by residents on behalf of the local community. She explained that the local residents considered the Orders unnecessary, as the trees were not under threat and that they could limit maintenance of the woodland. She added that, if the Committee were minded to approve the Orders, they should be limited to specific trees or targeted on a small area owned by a developer. Furthermore, she suggested that once the ownership had been transferred and a tree management plan adopted, the Orders be revoked.

She added that her views were shared by fellow Ward Member, Councillor Beckett, and Compton and Shawford Parish Council and Otterbourne Parish Council.

During debate, Members noted that the renewal of the Orders had been left as late as possible to enable to the transfer of ownership to local residents and that the Arboricultural Officer would visit the site with local residents to provide a written statement to clarify what maintenance works could be conducted under the terms of the Order.

At the conclusion of debate, the Committee agreed to confirm the Orders for the reasons set out in the Report. Members stated that, once the transfer of land ownership and local residents' tree management plan had been agreed, the new owners should request that the Orders be revoked.

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Orders 1917 and 1918 be confirmed, subject to minor boundary amendment.

6. **MINUTES OF THE PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE MEETING, HELD 7 AUGUST 2008**  
[\(Report PDC760 refers\)](#)

The Committee considered the minutes of the Planning Development Control (Viewing) Sub-Committee meeting, held 7 August 2008 to determine Meadows Farm, Ervills Road, Worlds End, Hambledon (08/00764/FUL).

RESOLVED:

That the minutes of the Planning Development Control (Viewing) Sub-Committee, held 7 August 2008, be received.

The meeting commenced at 9.30am, adjourned for lunch at 1.50pm, recommenced at 2.40pm and concluded at 4.50pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**RESOLUTIONS**

**20.08.2008**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND RESOLUTIONS THEREON



**Item**                      **Swanmore**                      **Ward**                      **Swanmore And Newtown**

**1**                      **Conservation**

**Area:**

**Case No:**                      07/02520/FUL

**Ref No:**                      W20880

**Date Valid:**                      11 October 2007

**Grid Ref:**                      457917 116147

**Team:**                      WEST                      **Case Officer:** Mr Neil Mackintosh

**Applicant:**                      Hyde Housing Association Ltd

**Proposal:**                      4 no. three bed, 5 no. two bed, 1 no. four bed and 4 no. one bed dwellings with access onto Dodds Lane (AMENDED PLANS)

**Location:**                      Land At Dodds Lane Swanmore Hampshire

**Officer**                      PER

**Recommendation:**

**Committee Decision:**

Provided that the applicant enters into a Section 106 Agreement to secure Public Open Space Funding and the provision of Social Housing in perpetuity, and provided consultation takes place with Environmental protection and appropriate contamination conditions be added as necessary then planning permission be granted, subject to the following conditions:

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

**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 Plans and particulars showing the detailed proposals for all the following aspects of the development shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the buildings are occupied;

a. Details and samples of the materials to be used in the construction of the external surfaces of all buildings,

- b. a landscape scheme showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels; the arrangements to be made for the future maintenance of landscaped and other open areas.
- c. The finished levels, above ordnance datum, of the ground floor of the proposed buildings and their relationship to the levels of the adjoining land.
- d. A drainage strategy showing how storm water may be disposed of in a sustainable manner and showing the foul water going to a public foul sewer.
- e. The provision to be made for street lighting.
- f. The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.
- g. Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway.
- h. Details of secure/undercover cycle storage for the 1-bed flats

Reason: To secure properly planned development and since no such details have been submitted.

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

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

4 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 and E of Part One 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.

5 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 120 metres westbound and 2.4m by 90m eastbound shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

6 Details of the width, alignment, gradient and type of construction proposed for the roads and footways including all the relevant cross-section and longitudinal sections showing the existing and proposed levels together with the details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways shall be submitted to and approved in writing by the Local Planning Authority before development commences. The agreed details shall be fully implemented before the use hereby approved is commenced.

Reason: To ensure that the roads are constructed to a standard, which may allow them to be taken over as a publicly maintainable highway.

7 Before the development hereby approved is first brought into use, a turning space shall be provided within the site to enable a refuse freighter, as operated by Winchester City Council, using the site to enter and leave in a forward gear. The turning space shall subsequently be retained and kept available for such purposes at all times.

Reason: In the interests of highway safety.

8 The parking areas shall be provided in accordance with the approved plans before the dwellings are first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling houses as a residences.

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

9 Natural slates shall be used on the roofs of all buildings.

Reason: In the interest of visual amenity.

10 Prior to the occupation of any dwelling a child proof barrier shall be installed at a point where the footpath meets the public highway (northwest corner of the site) Details of the barrier shall first be submitted to the local planning and approved in writing.

Reason: In the interest of public 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:-  
Hampshire County Structure Plan Review: H1, H2, T5  
Winchester District Local Plan Review 2006: H6, H7, CE5, DP1, DP3, DP4, DP5, RT4, T1, T2, T3, T4
  
3. All work relating to the development hereby approved, including works of demolition or preparation prior to operations, should only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturdays and at no time on Sundays and Bank Holidays.
  
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 please contact Atkins Ltd, 39a Southgate Street, Winchester, SO23 9EH (01962 858600)

**Item**                      **Winchester Town**                      **Ward**                      **St Michael**

**2**                      **Conservation**

**Area:**

**Case No:**                      08/01032/FUL

**Ref No:**                      W12466/12

**Date Valid:**                      28 May 2008

**Grid Ref:**                      447773 128420

**Team:**                      WEST                      **Case Officer:** Elaine Walters

**Applicant:**                      Mr Richard Waite

**Proposal:**                      Side extension to provide 4 no two bedroom flats and conversion of existing building to provide 2no one bedroom flats and 2no two bedroom flats and 1no three bedroom flat, with associated parking, landscaping and bin/cycle store  
[AMENDED DESCRIPTION]

**Location:**                      Chestnut Mead Kingsgate Road Winchester Hampshire

**Officer**                      REF

**Recommendation:**

**Committee Decision:**

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

**Conditions/Reasons**

1 The existing building occupies a prominent site within the conservation area. The proposed extension by reason of its size, siting and design would not relate sympathetically to the character and appearance of Chestnut Mead and this combined with proposed changes to the principle elevation of the building and the extent of hard surfacing to provide parking for the development, would be detrimental to the character and appearance of the Winchester conservation area contrary to the Winchester Conservation Area Project and policies DP3, HE4 and HE5 of the Winchester District Local Plan Review 2006.

2 The first floor south facing windows and balcony, proposed in the extension, would cause harmful overlooking to the neighbouring property Carlyon, to the detriment of their residential amenity. The proposal is therefore contrary to policy DP3 of the Winchester District Local Plan Review 2006.

3 The proposal is contrary to Policy RT4 of the Winchester District Local Plan Revised 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

4 The proposal is contrary to Policy DP.9 of the Winchester District Local Plan Review in that it fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.

### **Informatives**

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

Hampshire County Structure Plan Review: None

Winchester District Local Plan Review: DP.1, DP.3, DP.4, DP.5, DP9, HE4, HE.5, HE8, H3, H7, RT4, W1, T2

**Item**                      **Twyford**                                      **Ward**                      **Colden Common And Twyford**

**3**                      **Conservation**

**Area:**

**Case No:**                      08/01207/FUL

**Ref No:**                      W17512/05

**Date Valid:**                      19 May 2008

**Grid Ref:**                      448421 125181

**Team:**                      WEST                      **Case Officer:** Mr Tom Patchell

**Applicant:**                      Hazeley Developments

**Proposal:**                      2no. three bed detached and a 2no. semi detached two bed dwellings, ancillary buildings and associated amenity space; upgrade of existing access road (RESUBMISSION)

**Location:**                      Appleridge Northfields Twyford Winchester Hampshire SO21 1NZ

**Officer**                      PER

**Recommendation:**

**Committee Decision:**

That subject to a variation of the existing section 106 obligation to ensure that the contributions to open space funding and highways improvements are secured then the application be permitted 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 dwellings and ancillary buildings 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 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:
- proposed and existing functional services above and below ground (eg. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.):

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:
- 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 Before the development hereby approved is first brought into use, a minimum of two car parking spaces shall be provided within the curtilage of each dwelling to be erected of the site and thereafter maintained and kept available for the parking of vehicles.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.



6 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.

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 development permitted by Classes A, B, C, D and E 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.

8 Before development commences details, including a large scale plan, of proposals for protective fencing to safeguard the trees that overhang the boundary of the site from damage during construction works shall be submitted to and approved in writing by the local planning authority. The details as approved, which shall include a specification for the removal of the existing hard surfacing and re-grading of the site to avoid any damage to tree roots, shall be implemented as approved and the protective fencing erected and subsequently retained for the entire duration of construction works on the site.

Reason: In the interests of avoiding damage to existing trees that are growing on neighbouring property and which contribute to local amenity.

9 No windows or openings shall be inserted within the first floor or roof plane of the south elevation of house 3 and 4.

Reason: To protect the amenity of neighbours.

**10 That a suitable archaeological condition be attached following consultation with the city Archaeologist and Head of Legal.**

## **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: H1 and T5

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

03. 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 Southern Water's Network Development Team (Wastewater) based in Otterbourne, Hampshire or [www.southernwater.co.uk](http://www.southernwater.co.uk).

**Item**                      **New Alresford**                      **Ward**                      **The Alresfords**

**4**                      **Conservation**

**Area:**

**Case No:**                      08/00677/FUL

**Ref No:**                      W06437/06

**Date Valid:**                      17 March 2008

**Grid Ref:**                      457840 132213

**Team:**                      EAST                      **Case Officer:** Mr Dave Dimon

**Applicant:**                      Chalkbank Estates Ltd

**Proposal:**                      Residential development for 24 no. dwellings with associated parking, landscaping and new access from Bridge Road; re-profiling of parts of former railway cutting

**Location:**                      Land East Of New Farm Road New Farm Road Alresford  
Hampshire

**Officer**                      PER

**Recommendation:**

**Committee Decision:**

**DEFER FOR CONSIDERATION BY THE PLANNING (VIEWING) SUB  
COMMITTEE**

**Item**                      **Bishops Waltham**                      **Ward**                      **Bishops Waltham**

**5 Conservation**

**Area:**

**Case No:** 08/01390/REM

**Ref No:** W09393/18

**Date Valid:** 20 June 2008

**Grid Ref:** 454861 118022

**Team:** WEST                      **Case Officer:** Mr Ian Cousins

**Applicant:** Mrs Shiela Pope

**Proposal:** Variation of condition 5 of permission W09393/17 to allow machinery operation, processing to be carried out and deliveries to be taken or dispatched from the site out side the hours of 0700 and 1800 Monday to Friday and 0800 and 1300 Saturdays and any time Sundays and Bank Holidays

**Location:** Inspirations Unit 5 Claylands Park Claylands Road Bishops Waltham Southampton Hampshire

**Officer** PER

**Recommendation:**

**Committee Decision:**

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

**Conditions/Reasons**

1 The use of the premises hereby permitted shall be carried on only by Mrs Shiela Pope for the purposes of cake production.

Reason: In the Interests of the amenity of nearby residential properties.

2 No article of any description shall be manufactured, assembled or stored outside the buildings hereby approved.

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

3 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.

4 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.

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

Reason: To prevent pollution of the water environment.

6 Any facilities for the storage of fuels 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 into the ground where possible and protected from accidental damage.

Reason: To prevent pollution of the water environment.

7 Any facilities for the storage of chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the banded compound should be at least equivalent to the capacity of the tank plus 10%. If there is multiple tankage the compound should be at least the equivalent to 110% of the capacity of the largest tank, or 25% of the total combined capacity of the interconnected tank whichever is the greatest. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. 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.

8 The car park shall be constructed, surfaced and marked out in accordance with the approved plan 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.

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

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

10 The loading bays identified within each industrial unit must be kept available at all times for lorry parking.

Reason: In the interests of highway safety.

11 The use of buildings hereby permitted shall be confined to uses falling within Class B1 (Business) or B2 (General Industry) of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to their class in any statutory instrument revoking and re-enacting that order and for no other purpose.

Reason: To define the permission.

### **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

3. This planning permission is for the benefit of the applicant and not for any subsequent occupier. If the applicant vacates the unit subject to this permission then the restriction on the hours of operation, as detailed in condition 5 of permission W09393/17, shall apply.

**Item**                      **Winchester Town**                      **Ward**                      **St Bartholomew**

**6 Conservation**

**Area:**

**Case No:** 08/01135/FUL

**Ref No:** W21143

**Date Valid:** 29 May 2008

**Grid Ref:** 448220 129680

**Team:** WEST

**Case Officer:** Mr Andrew Rushmer

**Applicant:** Winchester City Council

**Proposal:** Erection of sculpture arch spanning Parchment Street attached to no. 3 Parchment Street and no. 52 St. Georges Street

**Location:** Street Record Parchment Street Winchester Hampshire

**Officer** PER

**Recommendation:**

**Committee Decision:**

**APPROVE SUBJECT TO THE FOLLOWING CONDITION:-**

**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).

**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, HE5, HE16

3. The applicant is advised that a licence for the proposed works should be sought from Hampshire County Council, as required by section 169 of the Highways Act 1980.

**Item**                      **Winchester Town**                      **Ward**                      **St John And All Saints**

**7**                      **Conservation**

**Area:**

**Case No:**                      08/00730/FUL

**Ref No:**                      W00763/04

**Date Valid:**                      27 March 2008

**Grid Ref:**                      449340 129915

**Team:**                      EAST                      **Case Officer:** Nick Parker

**Applicant:**                      Act Foundation

**Proposal:**                      Erection of four storey office building and refurbishment of existing offices following demolition of warehouse and outbuildings with formation of new parking area

**Location:**                      Winnall Corner 1 Winnall Valley Road Winchester Hampshire SO23 0LD

**Officer**                      PER

**Recommendation:**

**Committee Decision:**

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

**Conditions/Reasons**

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

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

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

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

3 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 within the first planting season following the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- means of enclosure, including hedgerow planting:



- hard surfacing areas and hard surfacing materials:
- landscape areas.

Soft landscape details shall include the following as relevant:

- Retention of existing trees and hedgerows
- 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:
  - schedule of plants for the reinforcement of the existing hedgerow and new hedgerow planting:
  - manner and treatment of watercourses, ditches and banks:
  - implementation programme.

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 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

5 Prior to the commencement of development details of the measures to protect the public sewers within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason: In order to protect drainage apparatus

6 Prior to the commencement of the development approved by this planning permission, a scheme to deal with contamination shall be submitted to and approved in writing by the local planning authority. The scheme must include the following;

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.

d) Prior to the occupation of the development written verification by the competent person shall be submitted to and approved in writing by the local planning authority. The report must demonstrate that the remedial strategy approved 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.

7 If during any stage of the development, unexpected contamination is identified then no further development shall be carried out until an assessment has been completed and a scheme to deal with any additional contamination is submitted 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.

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 The parking areas shall be provided in accordance with the approved plans before the development 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 development hereby permitted.

Reason: To ensure the permanent availability of parking for the development

11 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.

Reason: To protect the amenities of the locality and neighbouring residents.

12 Details of any external lighting to be provided on the site shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed, operated and maintained in accordance with the approved scheme

Reason: In the interests of the amenities of the occupants of nearby properties.

13 No occupation of the development hereby permitted shall commence in advance of the submission to and approval in writing by the Local Planning Authority of a Travel Plan detailing the measures to be undertaken to promote a sustainable transport strategy for the site and a programme for the implementation of such a strategy, which shall include provisions for the strategy to be reviewed annually to take account of changing circumstances.

Reason: In the interests of ensuring that the development and use of the site is undertaken in an environmentally responsible manner to minimise unnecessary dependence on the private car

14 Prior to any demolition, construction or groundwork commencing on the site, an Arboricultural Method Statement (AMS), in accordance with BS5837:2005; shall be submitted to and approved by the Local Planning Authority. The AMS shall cover the following points relevant to the retention of trees:

- (i) tree protection plan;
- (ii) tree protection measures including ground protection where appropriate;
- (iii) technical specification for low impact “no dig” construction of access and pathways within root protection areas;
- (iv) schedule of works and arboricultural monitoring including pre-start meetings with the Local Planning Authority’s Arboricultural Officer prior to commencement and prior to the installation of “no dig” surfacing;
- (v) specification of any proposed tree works required to facilitate the development.

The Arboricultural Officer shall be informed as soon as the construction exclusion zone has been fenced so that it can be inspected and deemed appropriate and in accordance with the approved AMS.

The Arboricultural Officer shall be informed prior to the commencement of construction of the special surfacing under tree canopies so that a pre-commencement site visit can be carried out. Telephone contact 01962 848317

No arboricultural works shall be carried out to trees other than those specified and in accordance with the AMS

Any deviation from the works prescribed or methods agreed in accordance with the AMS shall be agreed in writing by the Local Planning Authority.

Reason: In order to protect the existing trees during the works in the interests of the visual amenity of the area.

15 Details of the design of building foundations and the layout, with positions, dimensions and levels of service trenches, ditches, drains and other excavations on site, insofar as they affect trees and hedgerows on or adjoining the site, shall be submitted to and approved in writing by the Local Planning Authority before any works on the site are commenced.

Reason: To ensure the protection of trees and hedgerows to be retained and in particular to avoid unnecessary damage to their root system.

### **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 –

DP.1 (design statement), DP.3 (general design criteria),

DP.5 (amenity open space), DP.6 (sustainability),

E.1 (small-scale employment development in Winchester),

E.3 (town centre office development),

E.4 (office development outside defined town centre),

T.1 (sustainable transport), T.2 (access), T.3 (layout), T.4 (parking standards)

National Planning Policy Guidance/Statements:

PPS 1 Delivering Sustainable Development;

PPG 4 Industrial, Commercial Development and Small Firms;

PPG 13 Transport

3. All building works, including demolition, construction and machinery or plant operation shall only be carried out between the hours of 0800 and 1800hrs Monday to Friday and between 0800 and 1300hrs Saturday and at no such time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Service an Abatement Notice may be served under the Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through burning of materials is a direct offence under The Clean Air Act 1993.

**Item**                      **Curdrige**                                      **Ward**                      **Owslebury And Curdrige**

**8 Conservation**

**Area:**

**Case No:**                      08/01314/FUL

**Ref No:**                      W07964/08

**Date Valid:**                      4 June 2008

**Grid Ref:**                      452693 113050

**Team:**                      WEST                      **Case Officer:** Miss Megan Birkett

**Applicant:**                      Mr K Pattinson And Miss H Ventham

**Proposal:**                      Raising of roof and internal alterations to create additional living accommodation

**Location:**                      Oakham Bungalow Outlands Lane Curdrige Southampton Hampshire SO30 2HD

**Officer**                      PER

**Recommendation:**

**Committee Decision:**

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

**Conditions/Reasons**

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

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

2 The materials to be used in the construction of the external surfaces of the 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 other than those expressly authorised by this permission shall, at any time, be constructed in the north west elevation(s) of development 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: DP3, CE23

**Item**                      **Winchester Town**                      **Ward**                      **St Bartholomew**

**9 Conservation**

**Area:**

**Case No:** 08/00822/FUL

**Ref No:** W05168/07

**Date Valid:** 2 April 2008

**Grid Ref:** 447912 130051

**Team:** WEST                      **Case Officer:** Lorna Hutchings

**Applicant:** Mr Perry Seymour

**Proposal:** Change of Use of communal room into a 2no. bedroom flat

**Location:** Albert Court Andover Road Winchester Hampshire

**Officer** PER

**Recommendation:**

**Committee Decision:**

**APPROVE – subject to a section 106 Agreement for:**

**A financial contribution of £1880 towards the provision of Public Open Space through the open space funding system**

**(Note: if the Legal Agreement is not completed within 6 months then the application maybe refused without further reference to Committee)**

**and the following condition:**

**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).



## **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:

Winchester District Local Plan Review 2006: DP3, H3, RT4, T1, HE4, HE5.

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