

PLANNING DEVELOPMENT CONTROL COMMITTEE

11 September 2008

Attendance:

Councillors:

Jeffs (Chairman) (P)

Barratt (P)

Baxter (P)

Busher (P)

Fall (P)

Huxstep (P)

Johnston

Lipscomb (P)

Pearce

Ruffell (P)

Tait (P)

Deputy Members:

Councillor Evans (Standing Deputy for Councillor Pearce)

1. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee held on 20 August 2008 be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC762 refers\)](#)

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

Councillor Lipscomb declared a personal (but not prejudicial) interest in respect of Items 2 and 6 as he was a member of the Council of the City of Winchester Trust (as a Council representative), which had commented on the applications. However, he had taken no part in the Trust's consideration of the items and he spoke and voted thereon. Councillor Lipscomb also declared a personal (but not prejudicial) interest in respect of Items 3 and 4 as he was formerly the Council's representative on the South Downs Joint Committee and had served on their Planning Committee. However, he had taken no part in its consideration of the items and he spoke and voted thereon.

Councillor Lipscomb also declared a personal and prejudicial interest in respect of Item 1, as the applicant (Mrs A Saunders, former City Councillor) was known to him and there had been a previous close association as

colleagues in the Winchester Conservative Association. He therefore withdrew from the room during consideration of this item.

The Chairman (Councillor Jeffs) and Councillor Busher declared personal (but not prejudicial) interests in respect of Item 1, as they were both acquainted with the applicant (Mrs A Saunders, former City Councillor) and they spoke and voted thereon during consideration of this item.

Councillor Tait declared a personal (but not prejudicial) interest in respect of Item 1 as he was also acquainted with the applicant (Mrs A Saunders, former City Councillor) and with one of the objectors. He therefore spoke and voted thereon during consideration of this item.

Councillor Barratt declared a personal (but not prejudicial) interest in respect of Item 1 as she was also acquainted with the applicant (Mrs A Saunders, former City Councillor) and also with two of the objectors. Councillor Barratt also lived at Byron Avenue to the rear of the application site, but not sufficiently close to be directly affected by the application. She therefore spoke and voted thereon during consideration of this item.

Councillor Huxstep declared a personal and prejudicial interest in respect of Items 2 and 3, as he had a close association with both applicants. He therefore withdrew from the room during consideration of both these items.

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

Item 1: 34 and 36 Chilbolton Avenue, Winchester - Case Number: 08/01344/FUL

The Head of Planning Control updated the Committee that, since the publication of the Report, a response to consultation from the Landscape and Arboriculture Officer had been received. In summary, no objection had been raised subject to additional conditions regarding foul surface water disposal and the submission of an arboricultural impact and method statement that conformed with BS5837 (additional Conditions 13 and 14). Also since publication of the Report, Hampshire County Council Education Department had commented that the catchment school for the application site, Western Primary School, currently had insufficient additional pupil capacity. It was recognised that the City Council had no existing local plan policy or adopted supplementary planning guidance for developers to make financial contributions to improve this situation.

Mr Norris and Mr Aish (both residents) spoke against the application.

During discussion, the Committee referred to the proposed public footpath through the site. Concerns were raised regarding the suitability of the point of its access and egress towards Byron Avenue to the rear. This included a steep incline at this location and it would be routed adjacent to existing residential properties. Members requested that officers negotiate with the

applicant to consider re-routing the footpath to the north east, to be combined with a similar footpath at an adjacent development site under construction (also in the ownership of the applicant) where the levels of incline were also substantially less. The Head of Planning Control reminded the Committee that the footpath within the adjacent site was not publicly accessible.

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 and with the addition of a Condition 13 and 14, as referred to above. The Committee also delegated authority to the Head of Planning Control (in consultation with the Chairman) to agree the exact wording of a further Condition requesting the applicant to consider re-routing the proposed public footpath at the rear of the site to the north east, as described above, and subject to the completion of a Legal Agreement to secure public access to the proposed footpath. Furthermore, the Committee also requested that an Informative be added with regard to the developer's operating hours on site.

Item 2: Land Adjacent to Pipers Field, Chilbolton Avenue - Case Number: 08/01156/FUL

The Head of Planning Control updated the Committee that the Landscape and Arboriculture Officer was currently reviewing recently submitted landscape plans and, although he was satisfied with the overall design and principle, there were still outstanding matters regarding planting specifications.

Mr Boswell (architect) and Mr Hill (applicant) spoke in support.

During discussion, the Head of Planning Control reminded Members that Policy H7 encouraged the development of a variety of dwelling sizes to address housing needs. Therefore, the two smaller dwellings within the development (approximately 75 metres square in size) were suitable. However, Members agreed that a further Condition, to ensure that there can be no future sub-division or combination any of the dwellings at the site, should be added.

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, with the addition of a further Condition to prevent the sub-division or combination of dwellings, as referred to above, with the Head of Planning Control (in consultation with the Chairman) to agree its exact wording.

Item 3: Wallops Wood Farm, New Agricultural Dwelling, Stoke Wood Lane, Droxford – Case Number: 08/01406/FUL

The Head of Planning Control updated the Committee that, since the publication of the Report, the Landscape and Arboriculture Officer had responded to consultation and, in summary, objected to the proposal as an intrusion in the Area of Outstanding Natural Beauty (AONB). Further correspondence had also been received from the applicant and placed on the case file. In summary, this explained how the business' growth had required

additional facilities and for their location to be adjacent to the new dwelling and not adjacent to, or within, the existing farm buildings.

Mr Donohue (agent) spoke in support of the application.

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

Item 4: Little Stocks Stables, Stocks Lane, Meonstoke – Case Number: 07/03111/FUL

Mr Buchanan (agent) spoke in support of the application and Mr Riley (resident) and Ms Minors (representing Corhampton and Meonstoke Parish Council) spoke against.

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

The following items had no public participation:

Item 5: Chalk Hills, Peach Hill Lane, Crawley – Case Number: 08/01417/FUL

The Head of Planning Control updated the Committee that since publication of the Report, the applicant had withdrawn the application.

Item 6: 15 Kingsgate Street, Winchester – Case Number 08/01602/LIS

The Head of Planning Control updated the Committee that since publication of the Report, the applicant had submitted amended drawings. These had addressed the previous concerns of officers. Therefore, in consultation with Councillor Mather (a Ward Member who had previously requested that the matter be considered by the Committee) the item had been withdrawn from the agenda and approved under officers' delegated powers.

Item 7: 84 Priors Dean Road, Harestock, Winchester – Case Number 08/01777/FUL

The Committee agreed to grant planning permission for the reasons (and subject to the Conditions) as set out in the Report.

Item 8: 84 Priors Dean Road, Harestock, Winchester – Case Number 08/01258/FUL

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 (36 Chilbolton Avenue, Winchester), planning permission be granted for the reasons given and subject to the Conditions as set out in the Report, with the addition of Conditions 13 and 14 with regard to detailed foul surface water disposal and for an arboricultural impact and method statement, and that a further Condition be also added (with exact wording delegated to the Head of Planning Control, in consultation with the Chairman) with regard to re-routing the proposed public footpath, completion of a Legal Agreement to secure public access to the proposed footpath and for an Informative with regard to the developer's operating hours on site

3. That, in respect of Item 2 (Land adjacent to Pipers Field, Chilbolton Avenue, Winchester), planning permission be granted for the reasons given and subject to the Conditions as set out in the Report, with the addition of a further Condition preventing the future sub-division or combining of dwellings on site (with exact wording delegated to the Head of Planning Control in consultation with the Chairman).

The meeting commenced at 9.45am, adjourned for lunch at 1.30pm, recommenced at 2.15pm and concluded at 3pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

RESOLUTIONS

11.09.2008

PART II DEVELOPMENT CONTROL APPLICATIONS
AND RESOLUTIONS THEREON

Item **Winchester Town** **Ward** **St Paul**

1 **Conservation**

Area:

Case No: 08/01344/FUL

Ref No: W07719/07

Date Valid: 6 June 2008

Grid Ref: 446557 129722

Team: EAST

Case Officer: Mr Tom Patchell

Applicant: Mr And Mrs A Saunders And Drew Smith Homes Ltd

Proposal: Demolition of 34 and 36 Chilbolton Avenue and erection of 11 no. dwellings; 6 no. two bedroom, 4 no. four bedroom and 1 no. five bedroom with associated parking and landscape.

Location: 36 Chilbolton Avenue Winchester Hampshire SO22 5HD

Officer PER

Recommendation:

Committee Decision:

Application permitted subject to the following conditions and upon completion of a Section 106 Legal Agreement:

- To secure public use of the proposed footpath through the site to Byron Avenue.

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

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

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

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

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

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

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

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

6 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front and rear of the site, shall be submitted to and approved in writing by the Local Planning Authority before development commences. The landscape management plan shall be carried out in accordance with the details hereby approved.

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.

7 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.

8 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.

9 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.

10 The parking area including the garage shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

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

11 The first floor windows in the north east elevation of house D and the south west elevation of house G hereby permitted shall be glazed in obscure glass and thereafter retained.

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

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the north east or south west elevations of the dwellings hereby permitted.

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

13 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before occupation of the dwellings hereby approved.

Reason: To ensure satisfactory provision of foul and surface water drainage.

14 Before development commences an Arboricultural Impact Assessment and Method Statement shall be submitted to and approved in writing by the Local Planning authority and shall include the following information:

a) a plan showing the location of, and allocating a reference number to each existing tree on the site which has a stem with a diameter measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree;

b) details of the species, diameter (measured in accordance with paragraph (a) above) and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply;

c) details of any proposed surgery or other works to any retained tree, or of any tree on land adjacent to the site;

d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation;

e) details of the specification and position of fencing (and of any other measures to be taken) for the protection of any retained tree from damage before or during the course of development. The fencing shall conform to the recommendations of BS 5837 unless otherwise agreed in writing by the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Reason: To enable proper consideration to be given to the impact of the proposed development on existing trees.

15 Before development commences details of an alternative route for the publicly accessible footpath, through the managed belt of tree to the south east of the site, including the method to be used for accessing onto Byron Avenue shall be submitted to and approved in writing by the Local Planning Authority. The footpath shall be implemented in accordance with the approved details.

Reason: To avoid any interference with private land within Byron Avenue and any significant changes in land levels.

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: No saved policies of relevance
Winchester District Local Plan Review 2006: DP.1, DP.3, DP.4, DP.5, DP.6, H.3, H.7, T.1, T.2, T.3, T.4, RT.4, W.1

03. The applicant is advised that conditions 2, 3, 4, 5, 6, 7, 8 and 9 attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. The Local Planning Authority is unable to give priority to this work and therefore any details, plans or samples required by conditions should be submitted to the Council at least 6 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

4. A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St, James House, 39A Southgate Street, Winchester, SO23 9EH (tel 01962 858688), or www.southernwater.co.uk.

05. All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

Item **Winchester Town** **Ward** **St Paul**

2 **Conservation**

Area:

Case No: 08/01156/FUL

Ref No: W00653/13

Date Valid: 14 May 2008

Grid Ref: 446819 130332

Team: EAST **Case Officer:** Mr Nick Fisher

Applicant: Clanfield Properties

Proposal: Erection of 2 no. two bed and 2 no. four bed terraced dwellings with associated access, landscaping and car parking

Location: Land Adj To Pipers Field Chilbolton Avenue Winchester Hampshire

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 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.

3 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.

4 The parking and turning 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 car parking and turning areas in the interests of local amenity and highway safety.

5 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

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

6 Protective measures, including fencing and ground protection, are to be in accordance with the Arboricultural Impact Appraisal and Method Statement reference 7059-A1A2-BD written by Barrie Draper of Barrell Tree Consultancy as submitted to the Local Planning Authority 08 August 2007. Such measures shall be installed prior to any demolition, construction or groundwork commencing on the site.

The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with the appraisal and method statement reference 7059-A1A2-BD.
Telephone 01962 848317.

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

Reason: In the interests of tree protection and residential amenity.

7 No development, or site preparation prior to operations which has any effect on compacting, disturbing or altering the levels of the site, shall take place until a person suitably qualified in arboriculture, and approved as suitable by the Local Planning Authority, has been appointed to supervise construction activity occurring on the site. The arboricultural supervisor will be responsible for the implementation of protective measures, special surfacing and all works deemed necessary by the approved arboricultural method statement. Where ground measures are deemed necessary to protect root protection areas, the arboricultural supervisor shall ensure

that these are installed prior to any vehicle movement, earth moving or construction activity occurring on the site and that all such measures to protect trees are inspected by the Local Planning Authority Arboricultural Officer prior to commencement of development work.

Reasons for above conditions: to ensure protection and long term viability of retained trees and to minimise impact of construction activity

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

Reason: To ensure that Foul sewage can be drained from the site in a satisfactory manner

9 Construction of the development shall not commence until details of the proposed means of surface water disposal have been submitted too and approved by the Local Planning Authority in consultation with Southern Water.

Reason: To ensure that surface water can be adequately drained from the site.

10 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 of Parts 1; Classes A, Part 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.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no dormer windows or windows other than those expressly authorised by this permission shall, at any time, be constructed at first floor level or within the roof space of the building hereby permitted.

Reason: In the interests of residential amenity and to ensure a high standard of design.

12 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the building 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 unless otherwise agreed in writing.

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

13 The following details shall be submitted too and approved in writing by the Local Planning Authority prior to the commencement of development, the approved details shall be fully adhered too unless otherwise agreed in writing by the Local Planning Authority:-

- 1:50 Scale drawings and details of the proposed chimney;
- 1:20 Scale drawings of the proposed window frames and doors including cross sections to show the cill details;
- 1:20 Details of the eaves;
- Details of the proposed timber garage doors;
- Details of the proposed Bonded Permeable Material to be used for surfacing (this material must be permeable to be acceptable).

Reason: To ensure a high standard of design in the interests of visual amenity.

14 The development hereby approved shall incorporate the following features unless otherwise agreed in writing by the Local Planning Authority, once approved these details shall be fully adhered too :-

- White timber frames recessed by 100mm from the exterior;
- Conservation style roof light windows;
- Timber garage doors;
- Open porches constructed from timber;
- Bonnet Hips for the roof;
- A soft stock brick (a sample of which is to be supplied);
- The frames serving the car ports shall be constructed from timber;
- Park style railings for the proposed railings located upon the front boundary constructed from Mild Steel, (the railings shown in the additional plans are not considered to be acceptable).
- Dark colours eaves;

Reason: To ensure a high standard of design in the interests of visual amenity.

15 No additional sheds or outbuildings shall be erected within the communal areas.

Reason: In the interests of residential amenity and to avoid visual clutter.

16 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;
- hardsurfacing materials;
- minor artefacts and structures (eg. street furniture, play equipment, sheds, signs, lighting etc);

- 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: (Sub Para)

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

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

17 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.

18 The four dwellings hereby approved shall be retained as separate dwellings and no part of their floor areas shall be combined with another dwellings.

Reason: To retain the variety of dwelling sizes and 50% smaller units

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, DP9, H7, RT4, T1, T2, T3, T4, W1

3. 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.

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

Item **Soberton** **Ward** **Droxford, Soberton And Hambledon**

3 Conservation

Area:

Case No: 08/01406/FUL

Ref No: W02097/06

Date Valid: 11 July 2008

Grid Ref: 463542 117406

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

Applicant: Simon Martin Farms

Proposal: Provision of an agricultural workers dwelling with attached farm office and farm works facilities including commercial kitchen and covered parking area with additional landscaping

Location: Wallops Wood Farm New Agricultural Dwelling Stoke Wood Lane Droxford Hampshire

Officer REF

Recommendation:

Committee Decision:

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

Conditions/Reasons

1 Development as proposed is contrary to Policies CE20, CE6 and DP3 of the Winchester District Local Plan Review in that, by reason of its design, scale and location, it would result in;

a) a dwelling house the size of which is not commensurate with the established functional requirement of the holding and

b) unacceptable visual intrusion in the rural landscape and would fail to conserve and enhance the landscape character of the East Hampshire Area of Outstanding Natural Beauty.

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 2006: CE23, CE6, CE13, CE16 _ DP3

| Item | Corhampton And Meonstoke | Ward | Upper Meon Valley |
|------|--------------------------|------|-------------------|
|------|--------------------------|------|-------------------|

4 Conservation

Area:

Case No: 07/03111/FUL

Ref No: W13551/05

Date Valid: 13 December 2007

Grid Ref: 462235 120247

Team: EAST **Case Officer:** Mr Simon Avery

Applicant: Mr T Jewer

Proposal: 1 no. detached three bed dwelling for equestrian workers

Location: Little Stocks Stables Stocks Lane Meonstoke Southampton
Hampshire SO32 3NQ

Officer REF

Recommendation:

Committee Decision:

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

Conditions/Reasons

1 The proposed development is contrary to policies CE.19, CE.20 and CE.22 of the Winchester District Local Plan Review and PPS7 in that:-

(i) it has not been demonstrated that there is a functional need for a dwelling on the site for the following reasons:

- the need to supervise stallions on an enterprise of this scale can be dealt with by good husbandry;
- if foaling occurs on site then this could be supervised through temporary seasonal accommodation;
- general security and supervision could be maintained by CCTV remote monitoring;
- there is no evidence that suitable accommodation is not available in the locality.

(ii) it has not been demonstrated that the enterprise is financially viable for the following reasons:

- the applicant's accounts have not included a workers wage, which, if deducted from the figures, would make the enterprise unprofitable;
- it has not been demonstrated that the applicant has a secure tenure of the land at Chilling, which is vital to the viability of the enterprise.

Therefore this proposal would represent an undesirable establishment of a dwelling for which there is no overriding justification in the countryside and which would be harmful to the beauty, amenity, tranquillity and distinctive character of the landscape of the East Hampshire Area of Outstanding Natural Beauty.

2 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.

Informatives

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

Winchester District Local Plan Review 2006: DP1, DP3, CE5, CE6, CE19, CE20, CE22, RT4, RT11, T2

| Item | Crawley | Ward | Sparsholt |
|-------------|---------------------------|----------------------------------------------------------------------------------------------|-----------------------------------------|
| 5 | Conservation Area: | Crawley Conservation Area | |
| | Case No: | 08/01417/FUL | |
| | Ref No: | W01891/11 | |
| | Date Valid: | 21 May 2008 | |
| | Grid Ref: | 442321 134690 | |
| | Team: | WEST | Case Officer: Mr Neil Mackintosh |
| | Applicant: | Chapters Property Investments Ltd | |
| | Proposal: | 1 no. 3 storey four bedroom house and triple garage and associated hard and soft landscaping | |
| | Location: | Chalk Hills Peach Hill Lane Crawley Winchester Hampshire SO21 2PZ | |
| | Officer | WDN | |
| | Recommendation: | | |

Committee Decision:

APPLICATION WITHDRAWN

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

6 **Conservation**

Area:

Case No: 08/01602/LIS

Ref No: W15138/01LB

Date Valid: 2 July 2008

Grid Ref: 448092 128921

Team: WEST

Case Officer: Claire Burriss

Applicant: The Warden And Scholars Of Winchester College

Proposal: Conversion of ancillary domestic storage to form additional accommodation, internal alterations to form new college sick house and surgery, provision of new studwork partitions, 1 no. dormer to rear roof slope, new openings to ground and first floors, re-opening of existing door and windows, adapt existing timber door to store, removal of existing store to rear below projecting bay, provision of frameless glazing to covered link.

Location: 15 Kingsgate Street Winchester Hampshire SO23 9PD

Officer PER

Recommendation:

Committee Decision:

APPLICATION AMENDED AND APPROVED UNDER DELEGATED POWERS.

Item **Littleton And Harestock** **Ward** **Littleton And Harestock**

7 Conservation

Area:

Case No: 08/01777/FUL

Ref No: W21205

Date Valid: 23 July 2008

Grid Ref: 446818 131458

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mrs I Berry

Proposal: Single storey rear extension

Location: 84 Priors Dean Road Harestock Winchester Hampshire SO22
6JY

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 other than those expressly authorised by this permission shall, at any time, be constructed in the north-east elevation(s) of extension hereby permitted.

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

3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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

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

| Item | Littleton And Harestock | Ward | Littleton And Harestock |
|------|-------------------------|------|-------------------------|
|------|-------------------------|------|-------------------------|

8 Conservation

Area:

Case No: 08/01258/FUL

Ref No: W21205/01

Date Valid: 24 July 2008

Grid Ref: 446818 131458

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Mrs Eileen Berry

Proposal: Erection of porch (RETROSPECTIVE)

Location: 84 Priors Dean Road Harestock Winchester Hampshire SO22 6JY

Officer: PER

Recommendation:

Committee Decision:

APPROVED SUBJECT TO THE FOLLOWING INFORMATIVES

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