

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**31 March 2011**

Attendance:

Councillors:

Johnston (Chairman)  
Pearce (Vice Chairman in the Chair) (P)

Evans (P)  
Hutchison (P)  
Huxstep (P)  
Jefferies (P)

Lipscomb (P)  
Mitchell (P)  
Tait (P)

Deputy Members:

Councillor Clear (Standing Deputy for Councillor Johnston)

Others in attendance who addressed the meeting:

Councillors Cook and Verney

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1. **APPOINTMENT OF VICE CHAIRMAN**

RESOLVED:

That Councillor Jefferies be appointed Vice Chairman for this meeting only.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 10 March 2011 be approved and adopted.

3. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC891 refers\)](#)

The schedule of development control decisions arising from 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 Item 1 as a member of the Council of the City of Winchester Trust, which had commented on the application. However, he had taken no part in the Trust's consideration of the item and he spoke and voted thereon.

Councillor Hutchison declared a personal (but not prejudicial) interest in respect of Item 1 as a member of the City of Winchester Trust, which had commented on the application. However, he also had taken no part in the Trust's consideration of the item and he spoke and voted thereon.

Councillor Jeffs declared a personal (but not prejudicial) interest in respect of Items 3, 4 and 5 as his wife was Chairman of New Alresford Town Council, which had commented on these applications, and he spoke and voted thereon.

Councillor Evans declared a personal and prejudicial interest in respect of Item 7 as she was a close associate of one of the objectors who spoke, and she withdrew from the room during the Committee's consideration of that Item.

By way of a personal statement, Councillor Huxstep explained that he had predetermined Item 8. Councillor Huxstep therefore withdrew from the Committee for that item and, having made representations during public participation as Ward Councillor, sat in the public gallery during the subsequent discussion.

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

Item 1: Land to rear of Royal Hampshire County Hospital, Romsey Road. Winchester 10/03121/FUL

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

The Head of Planning Management recommended that, subsequent to the publication of the Report, a revision to Condition 18 to specify that the accommodation could only be used for students, academic visitors and for conference and summer school delegates. A new Condition 20 was also proposed to ensure the development would be carried out in accordance with approved drawings. These were agreed.

During discussion, the Committee also agreed that Condition 2 be re-worded to ensure that details of construction materials to be submitted for approval, should include rain water pipes and of non reflective glass to be used in windows. The Committee agreed to the latter to mitigate the potential reflection of sunlight and also light pollution from within the buildings.

The Committee also referred to proposals in the application that an existing pedestrian access route to the site would be permanently gated, to control the flow of pedestrians through the new development. It was agreed that rather than this be undertaken from the outset, a further Condition be added to specify that this be monitored over time and that the gates be only installed if a need became apparent in the future.

Further to discussion on the limitations of parking at the site and at the University as a whole, the Head of Planning Management drew attention to Condition 19 that required monitoring of the University's Travel Plan. The

Committee agreed that the Condition be revised to also ensure that the Travel Plan was updated, having regard to recent developments at the University.

The Committee also referred to the site being surrounded on all sides by access roads to the hospital to the north, namely Queens Road and Burma Road. These were generally narrow with one-way traffic direction and at its point where it was adjacent to the development site, Burma Road was without a pavement. The Committee requested that the University monitor whether it was appropriate for traffic control measures or specified crossing areas to be installed to ensure the safety of students. Also, having regard to the potential constraints of the narrow highways during the development phase, Members agreed that Condition 15 be revised to include a requirement for the submission of a Construction Traffic Management Plan. The Head of Legal Services reminded Members that whilst this was acceptable, the control of construction traffic using the public highway was not enforceable.

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 as amended, and subject to the additional conditions as referred to above, with exact wording delegated to the Head of Planning Management.

Item 2: Travellers Rest, Appledown Lane, Bishops Sutton, Alresford  
10/02429/FUL

Mr White and Mr Gregory and Mrs Miller (representing Bishops Sutton Parish Council) spoke against the application. Councillor Cook (adjacent Ward Councillor) and Councillor Verney (Ward Councillor) also spoke against.

In summary, Councillor Cook referred to the negative impact that the site currently had on Alresford residents. He also suggested that the landowner was making commercial gain from the continuation of the site being used to house a gypsy family. Councillor Cook also requested that the definition of "family occupation of the site" needed to be clarified and should ideally not be inclusive of a large extended family.

Councillor Verney reiterated the comments of Councillor Cook and also referred to the enforcement history of the site.

In response to the comments raised, the Head of Planning Management explained that it was considered that retention of the mobile home on the site currently in occupation and the erection of a replacement utility building would not be materially harmful to neighbours' amenity, nor to the surrounding countryside. It was also considered that the proposals would not result in any material intensification of the residential activities of the site. Further to questions, it was clarified that screening to the western boundary would be implemented in due course.

The Head of Planning Management also clarified that it had been a decision of the Council to withdraw both the enforcement notices issued in 2010 at the site, as the proposed conditions as set out in the Report were likely to be a more preferable way to regularise use of the site.

In response to further discussion, the Head of Legal Services clarified that as no further planning policy guidance on gypsy and traveller sites had been forthcoming from the Government, the previous 2006 circular was still material. The Committee was also reminded that it should set aside previous enforcement action at the site as part of its determination of the application.

The Committee raised concerns that retrospective planning permission for an additional mobile home and for the utility building at the site would create excessive built-form at this location, the scale of which would increase the visual impact of the site in the countryside. This was contrary to Policy DP3 of the Local Plan and the intentions of previous planning permission for there to be a low key Gypsy caravan site at this location.

Therefore, at conclusion of debate, the Committee did not support the recommendation set out in the report and instead agreed to refuse planning permission for the reasons set out above.

Item 3: Stiles Yard, West Street, Alresford – Case Number 10/02991/FUL

Mr Street spoke against the application and Mr Rees (applicant's agent) spoke in support.

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

Item 4: Stiles Yard, West Street, Alresford – Case Number 10/02992/LIS

The Committee noted that this application was for the necessary listed building consent associated with Item 3 above.

Having regard to questions and debate during consideration of Item 3 above, the Committee agreed to grant listed building consent for the reasons (and subject to the conditions) as set out in the Report.

Item 5: Stiles Yard, West Street, Alresford – Case Number 10/02993/LBC

The Committee noted that this application was for the required Conservation Area consent and was associated with Items 3 and 4 above.

Having regard to questions and debate during consideration of Item 3 above, the Committee agreed to grant Conservation Area consent for the reasons (and subject to the conditions) as set out in the Report.

Item 6: Valley View Stud, Shipcote Lane, Bishops Waltham – Case Number 10/02610/FUL

Mrs Nightingale (resident) and Mrs Edge (representing Bishops Waltham Parish Council) spoke against the application and in support of the recommendation to refuse permission, Mr Dugmore (applicant) spoke in support.

Following debate, the Committee agreed to refuse planning permission for the reasons as set out in the Report.

Item 7: Rosemary, Fairclose Drive, Littleton, Winchester – Case Number 10/02268/FUL

Dr Elsford (resident) and Mr Elsmore (Littleton and Harestock Parish Council) spoke against the application and in support of the recommendation to refuse permission. Mr Hallam (applicant) spoke in support.

Following debate, the Committee agreed to refuse planning permission for the reasons as set out in the Report.

Item 8: Church Meadows, St Anne's Lane, Shedfield – Case Number 11/00206/AGA

Mr Clark (resident), Ms Bond (Shedfield Parish Council) and Councillor Huxstep (Ward Councillor) spoke against the application. Mrs Symes (applicant) spoke in support.

The Head of Planning Management advised that, since publication of the Report, information had been received that confirmed the applicant's total agricultural holding as 45 hectares. The applicant had also acquired a further 6.07 hectares of hay meadows in Waltham Chase, although this had not been verified. It had also been clarified that the proposal was for a new barn that was required for additional hay, straw and feed storage that was associated with an increase in livestock at the farm. Furthermore, it was explained that the existing dutch barn at the site was being temporarily used for lambing in accordance with TCP(GPD)O 1995 Part 6 paragraph D3 provisions.

In summary, Councillor Huxstep raised concerns regarding the visual prominence of the proposals from St Annes Lane and also whether there was a demonstrable need for the new barn. He also questioned whether sufficient evidence had been provided by the applicant to indicate that it was acceptable for the proposed new barn to be considered as permitted development. Councillor Huxstep also referred to the use of the existing dutch barn for lambing and therefore queried whether the correct permitted development criteria were being met in this case and whether the holding size allowed the development to be determined as Class A development rather than Class B. .

In response, the Head of Planning Management advised that the Council was satisfied that sufficient evidence had been provided by the applicant to demonstrate that the proposed new barn was considered to be permitted development under the provisions of Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. Reference was made to the apparent use of the existing dutch barn for animals giving birth (rather than for storage) and the Head of Planning Management advised that this was acceptable temporarily and that the applicant had provided assurances that it would be returned to storage on completion of the current lambing needs.

During further discussion, the Committee referred to the attractive rural setting of St Annes Lane at this location. The Committee was concerned of the cumulative impact of the proposed development at this rural location and the consequent detrimental impact that this was likely to have to the visual character of the area.

Therefore at the conclusion of debate, the Committee did not support the recommendation as set out in the report and instead agreed to refuse planning permission for the reason set out below.

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, planning permission be granted for the reasons (and subject to the conditions) in the Report and that authority be delegated to the Head of Planning Management to agree the exact wording of the following:
  - (i) A revised Condition 18 to specify that the accommodation only be used for students, academic visitors and for conference and summer school delegates.
  - (ii) A new Condition 20 to ensure that the development be carried out in accordance with approved drawings.
  - (iii) A revised Condition 2 to ensure that those details of construction materials required to be submitted for approval, include rain water pipes and non reflective window glass.
  - (iv) A new condition to specify that an existing pedestrian access route to the site be monitored over time with regard to the flow of pedestrians through the new development and that closed gates be installed at the entrance to the route only if a need becomes apparent in the future.
  - (v) A revised Condition 19 to require that the University's Travel Plan be monitored and also updated, having regard to recent student accommodation developments at the University.
  - (vi) A revised Condition 15, to include a requirement for the submission of a Construction Traffic Management Plan.
3. That, in respect of Item 2, planning permission be refused for the following reason:

'The proposed development is contrary to policy DP.3 of the Winchester District Local Plan Review in that the provision of an additional mobile home and utility building on the site would constitute over development and an intensification of residential accommodation on the site contrary to the intentions of planning permission reference W17635/01 which allowed for the site to operate as a low key gypsy caravan site for one mobile home and one touring caravan only. The provision of an additional mobile home unit and utility building on the site would have the effect of increasing the visual impact of the site, which fails to respond positively to the character, appearance and variety of the local environment.'

4. That, in respect of Item 8, planning permission be refused for the following reason:

'The cumulative impact of the proposed development results in an accumulation of built form harmful to the character of the area by reason of its prominent siting which results in a detrimental impact to the visual amenity of this attractive area of countryside.'

4. **CONFIRMATION OF TREE PRESERVATION ORDER 2016 – THE CROSS, CHURCH LANE, WEST MEON**  
([Report PDC886 refers](#))

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2016 is confirmed.

5. **CONFIRMATION OF TREE PRESERVATION ORDER 2015 – SUNCROFT, LOWER ROAD, SOUTH WONSTON, WINCHESTER**  
([Report PDC887 refers](#))

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2015 is confirmed.

6. **PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE MINUTES – 10 MARCH 2011**  
([Report PDC894 refers](#))

The Committee referred to item 2 (Lang House, 27 Chilbolton Avenue Winchester) on page 2. At bullet 3 of paragraph 2, it was noted that 'Long Acre' should be corrected to read 'Lang House'.

RESOLVED:

That, subject to the above correction, the minutes of the meeting of the Planning Development Control (Viewing) Sub-Committee held 10 March 2011, (attached as Appendix A to the minutes) which determined applications at Lang House 27 Chilbolton Avenue Winchester, 45 Chilbolton Avenue Winchester and Bramdean Manor Church Lane Bramdean, be approved and adopted.

The meeting commenced at 9.30am and concluded at 4.05pm

Chairman



WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**31.03.2011**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

**Winchester Town**

**Ward**

**St Michael**

**1 Conservation**

**Area:**

**Case No:** 10/03121/FUL

**Ref No:** W12804/47

**Date Valid:** 22 December 2010

**Grid Ref:** 447116 129244

**Team:** EAST

**Case Officer:** Andrea Swain

**Applicant:** Accede Limited

**Proposal:** Erection of 5 no. buildings comprising the provision of 499 bed student accommodation and 2 no. warden flats together with ancillary learning cafe and gym

**Location:** Land To Rear Of Royal Hampshire County Hospital, Romsey Road, Winchester, Hampshire

**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 materials to be used for the construction of all external surfaces of the development hereby permitted, (which shall include details of non-reflective glazing, rainwater goods and the finished colours of the external panels) have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, before any of the units are occupied, unless otherwise agreed in writing by the local planning authority.

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

3 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:

- a) existing and proposed finished levels or contours;
- b) means of enclosure, including any retaining structures;
- c) car parking layout;
- d) other vehicle and pedestrian access and circulation areas;
- e) hard surfacing materials;
- f) minor artefacts and structures (e.g. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- g) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc, including lines, manholes, supports etc.);

Soft landscape details shall include the following, as relevant:

- i) planting plans;
- j) written specifications (including cultivation and other operations associated with plant and grass establishment);
- k) schedules of plants, noting species, planting sizes and proposed numbers/densities, where appropriate;
- l) retained areas of grassland cover, scrub, hedgerow, trees and woodland;
- m) manner and treatment of watercourses, ditches and banks;
- n) 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 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Local Planning Authority within 6 months of commencement of works on site. The management plan shall include the following information:

- i) A landscape management key plan coordinating all requirements for external areas, as covered by other conditions and including landscape, trees, levels and drainage;
- ii) All plans for the external areas, based on an accurate topographical survey.

The landscape management plan shall be carried out in accordance with the details hereby approved and implemented for a period of 20 years following completion of landscape works on site, as agreed with the Local Planning Authority.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by features that contribute to the landscape and historic setting of Winchester.

6 Prior to the commencement of any site groundwork, ground preparation, demolition or construction, an arboriculture impact assessment and method statement shall be submitted to and approved by the Local Planning Authority. The method statement shall be written in accordance with British Standard 5837:2005 and shall include the following information:

- i) Tree protection plan, to an appropriate scale, showing the finalised layout proposals, tree retention and tree and landscape protection measures detailed within the arboriculture method statement, which can be shown graphically;
- ii) Clear information on the location of construction exclusion zones, which shall include areas for future planting, to maintain the integrity of soil in such areas;
- (iii) Performance specifications for any technical or engineering solutions which will be required to affect development within the root protection areas or construction exclusion zone;
- (iv) A program of site supervision by the appointed project arborist.

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

Reason: To ensure the protection of existing trees and areas for future planting.

7 In this condition, "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars, and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be subject to any arboricultural works, other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any arboricultural works approved shall be carried out in accordance with British Standard 3998 Tree Work.

b) If any tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: To ensure the protection of existing trees and areas for future planting.

8 The erection of fencing, and any other protective measures for the protection of any retained tree, shall be undertaken in accordance with details, in the form of an arboricultural Method Statement and associated Tree Protection Plan, to be submitted to and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation or other works be carried out, without the written consent of the Local Planning Authority. 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 Method Statement. Contact Ivan Gurdler, 01962 848403.

Reason: To ensure the protection of trees which are to be retained.

9 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 existing and proposed 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. Development shall be undertaken in accordance with the approved details.

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

10 Should the demolition of any buildings on site not be completed within one year of this permission, then prior to commencement, or recommencement of works, the results of update inspections/surveys of the building/site (carried out by a qualified ecologist), along with details of any necessary resulting mitigation and a timescale

for works proceeding, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, any agreed mitigation shall be implemented in accordance with the approved details.

Reason: In order to ensure that bats are taken into account at implementation of the permission.

11 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.

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

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

13 Details of a scheme for insulating the buildings hereby approved against internally generated noise shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development and completed before the use permitted commences. Such noise insulation shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To secure the reduction in the level of noise emanating from the building.

14 Details of the provision to be made for the storage and disposal of refuse from the units of accommodation shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced. This provision shall be fully implemented in accordance with the approved details before the units are occupied.

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

15 No development shall take place until a Construction Traffic Management Plan; Construction Method Statement and Construction Code of Practice for limiting the emission of noise and dust from all demolition and construction activities on the site, has been submitted to and approved in writing by the Local Planning Authority. Development shall not commence until the measures approved in the scheme have been fully implemented, and they shall be adhered to throughout the construction period.

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

16 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.

17 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.

18 The accommodation hereby permitted shall not be used for any other purposes than halls of residence to serve students. Outside term time the permitted use may be extended to include accommodation for academic visitors and for conference and summer school delegates. The buildings shall be used for no other purpose in the Town and Country Planning Act (Use Class) Order without the prior written approval of the Local Planning Authority.

Reason: The development is of a type that would be satisfactory for other residential use, and does not incorporate sufficient parking provision for alternative types of occupancy.

19 Prior to the occupation of the development hereby approved, a scheme shall be submitted to and be approved in writing by the Local Planning Authority, for the review, monitoring and updating of the University of Winchester's Travel Plan. The development shall be carried out in accordance with the approved details.

Reason: To reduce the number of traffic movements to and from the site.

20 The development hereby permitted shall be carried out in accordance with the approved drawings unless otherwise agreed in writing by the local planning authority:

2174\_GAD\_004000\_A, 2174\_GAD\_004001\_A, 2174\_GAD\_004010\_B,  
2174\_GAD\_004011\_B, 2174\_GAD\_004200\_A, 2174\_GAD\_004201\_A,  
2174\_GAD\_004202\_A, 2174\_GAD\_004203\_A, 2174\_GAD\_004204\_A,  
2174\_GAD\_004205\_A, 2174\_GAD\_004400\_A, 2174\_GAD\_004410\_A,  
2174\_GAD\_004411\_A, 2174\_GAD\_004412\_A, 2174\_GAD\_004413\_A,  
2174\_GAD\_004414\_A, 2174\_GAD\_004501\_A, BR/01/10, BR/01/11 A, BR/01/12,  
BR/01/13, 2174\_SKE\_800070\_A,  
2174\_SKE\_800071\_A, 2174\_SKE\_800073\_A, 2174\_SKE\_800074\_A,

2174\_SKE\_800075\_A, 2174\_SKE\_800076\_A, 2174\_SKE\_800077\_A,  
2174\_SKE\_800078\_A, 2174\_SKE\_800079\_A, 2174\_SKE\_800080\_A,  
2174\_SKE\_800081\_A, 2174\_SKE\_800082\_A, 2174\_SKE\_800083\_A

Reason: To ensure that the development is carried out in accordance with the approved drawings.

21 The pedestrian access which is shown gated, which is on the northern boundary of the site adjacent to block B, is not hereby permitted and pedestrian access shall not be restricted through the site from this pedestrian access at any time.

Reason: To ensure permeability through the site from the north.

### **Informatives**

1. This permission is granted for the following reason:

The development is in accordance with the policies and proposals of the Development Plans 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:

South East Plan: CC4, CC6, CC7, CC8, T4, NRM5, NRM11, BE6.

Winchester District Local Plan Review: DP1, DP2, DP3, DP4, DP5, HE5, HE16, SF6, H3, T1, T2, T3, T4, W1.

3. The applicants attention is drawn to the fact that it is an offence to undertake works that affect the habitat of protected species without first undertaking appropriate surveys and providing a mitigation strategy and first obtaining and complying with the terms and conditions of any licences required, as described in Part IV B of Circular 06/2005. They should accordingly liaise with Natural England to ensure that the provisions of the following legislation are satisfied before any work is commenced on site pursuant to the permission hereby granted: Parts IV and Annexe A of Circular 06/2005 'Biodiversity and Geological Conservation'; Section 40(1) of the Natural Environment and Rural Communities Act 2006 and Regulation 3(4) of the Conservation (Natural Habitats & c ) Regulations 1994 and section 74 of the Countryside and Rights of Way Act 2000.

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.

5. 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.

6. The plans approved in relation to this planning permission are those shown on the accompanying schedule of drawings received. Development shall be undertaken in accord with such approved plans, unless the Local Planning Authority has first approved in writing alternative plans in variation thereto or amplification thereof.

**Bishops Sutton**

**Ward**

**Cheriton And Bishops Sutton**

**2**

**Conservation**

**Area:**

**Case No:** 10/02429/FUL

**Ref No:** W17635/05

**Date Valid:** 17 September 2010

**Grid Ref:** 459335 131429

**Team:** EAST

**Case Officer:** Elaine Walters

**Applicant:** Mr C James

**Proposal:** Variation of condition 1 of planning permission W17635/01 to allow for an additional residential caravan/mobile home (RETROSPECTIVE) and erection of a timber-clad utility building

**Location:** Travellers Rest, Appledown Lane, Bishops Sutton, Alresford, Hampshire, SO24 9PB

**Officer** PER

**Recommendation**

:

**Committee Decision:**

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

**Conditions/Reasons**

1 The proposed development is contrary to policy DP.3 of the Winchester District Local Plan Review in that the provision of an additional mobile home and utility building on the site would constitute over development and an intensification of residential accommodation on the site contrary to the intentions of planning

permission reference W17635/01 which allowed for the site to operate as a low key gypsy caravan site for one mobile home and one touring caravan only. The provision of an additional mobile home unit and utility building on the site would have the effect of increasing the visual impact of the site, which fails to respond positively to the character, appearance and variety of the local environment.

### **Informatives**

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

South East Plan 2009

- C2, C3 and BE6

Winchester District Local Plan Review

- DP3

National Planning Policy Guidance/Statements:

- Circular 1/2006.

	<b>New Alresford</b>	<b>Ward</b>	<b>The Alresfords</b>
<b>3</b>	<b>Conservation Area:</b>	New Alresford - Boundary amendments May 1999, Published November 2001	
	<b>Case No:</b>	10/02991/FUL	
	<b>Ref No:</b>	W08445/14	
	<b>Date Valid:</b>	18 November 2010	
	<b>Grid Ref:</b>	458735 132705	
	<b>Team:</b>	EAST	<b>Case Officer:</b> Mrs Jane Rarok
	<b>Applicant:</b>	Mr And Mrs Davis	
	<b>Proposal:</b>	(Extension to the time limit for implementing planning permission 08/02243/FUL) Conversion and demolition of existing buildings and new build to provide 9 no. new dwellings comprising: 1 no. four bed, 3 no. three bed, 2 no. two bed and 3 no. one bed dwellings; with associated car parking	
	<b>Location:</b>	Stiles Yard, West Street, Alresford, Hampshire	
	<b>Officer</b>	PER	
	<b>Recommendation</b>		
	:		

### **Committee Decision:**

APPLICATION PERMITTED SUBJECT TO:

- The applicant entering into an acceptable legal agreement for the provision of Public Open Space Contributions of £16,601.00 and Transport Contributions of

£18,887.00; and

ii. The following conditions:

(Note: If the Legal Agreement is not completed within 6 months then the application may be refused without further reference to the 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 Prior to the commencement of the works hereby approved, samples of external facing bricks, tiles, ridge tiles, slates, timber boarding, render colour, stone cills and the colour or stain or timber doors and windows shall be submitted to the Local Planning Authority for approval in writing. A sample panel of natural flint shall also be constructed for consideration and written approval by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason; To preserve the special interest of the listed buildings, the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE. 5, HE.14 and HE.16 and PPG15.

3 Prior to the commencement of the works hereby approved, 1:20 scale drawings of the following details shall be submitted to the Local Planning Authority for approval in writing:

- windows
- dormer windows
- roof lights
- eaves
- window sills
- front doors
- chimneys
- porches

The scheme shall be implemented in accordance with the approved details.

Reason; To preserve the special interest of the listed buildings, the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE. 5, HE.14 and HE.16 and PPG15.

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

- existing and proposed finished levels or contours;
- means of enclosure;
- hardsurfacing materials;

Soft landscape details shall include the following as relevant:

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

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

5 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.

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. The works hereby permitted shall be carried out in accordance with the approved details.

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

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

Reason: In the interests of maintaining the character of the Conservation Area and setting of listed buildings.

8 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining the character of the Conservation Area and setting of listed buildings.

9 No development shall take place until details of the provision of cycle and bin storage for unit 1 have been submitted to, and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: In the interests of sustainability and highway safety.

10 The doors and windows on the development hereby approved shall be recessed a minimum of 75mm.

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

11 No street lighting, whether free standing or affixed to any structure shall be provided on site unless the prior approval in writing of the Local Planning Authority is obtained.

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

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E, F, G of Parts 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority.

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

13 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.

14 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.

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

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

16 An arboricultural method statement, in accordance with BS5837 shall be submitted to and approved by the Local Planning Authority, prior to any demolition, construction or groundwork commencing on the site. In addition to detailing protection measures for retained trees, the arboricultural method statement shall detail protection or remediation measures to ensure a suitable planting environment for proposed planting.

Reason: to ensure protection and long term viability of retained trees and to minimise impact of construction activity.

17 If, during the development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To protect the major aquifer beneath the site from contamination. Due to the limited site history information available and the former use of the site for car parking, there may be areas of contamination on site that have not been identified.

18 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

Reason: To protect the major aquifer beneath the site from contamination.

19 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 satisfactory provision of foul drainage.

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

Reason: To ensure satisfactory provision of surface water drainage.

21 Prior to the commencement of the development hereby permitted (or within such extended period as may be agreed with the Local Planning Authority), a scheme to deal with contamination shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall conform to current guidance and best practice as set out in BS10175:2001 Investigation of potentially contaminated sites – code of practice and Contaminated Land Reports 7 to 11 or other supplementary guidance and include the following phases, unless identified as unnecessary by the preceding stage and agreed in writing by the LPA:

a) A desk top study and conceptual model documenting all the previous and existing land uses of the site and adjacent land;

b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study;

c) A remedial strategy detailing the measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a suitably qualified person to oversee the implementation of the works.

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

22 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of E110c) shall be submitted to and approved in writing by the Local Planning Authority. The report must demonstrate that the remedial strategy approved under the provisions of conditions E110c) has been implemented fully, unless varied with the written agreement of the Local Planning Authority in advance.

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

23 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination 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.

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

24 No development shall take place on the site within the bird nesting season (from February to May) unless a report by an ecologist confirming that no breeding birds are present is submitted to and approved by the Local Planning Authority.

Reason: In the interests of the preservation of wildlife.

25 Any works to the roof, dismantling of timber beams, and removal of timber cladding on the existing buildings shall be carried out by hand, under the supervision of a qualified ecologist, immediately after reinspection of the buildings for bats by a qualified ecologist. Should the bat status of the buildings have changed, works will not commence (or re-commence) until full surveys have been carried out, and a mitigation strategy has been devised and approved in writing by the Local Planning Authority. Thereafter works will be carried out in accordance with any such approved mitigation strategy.

Reason: to avoid harm to bats and to ensure that bats are taken into account at the time of implementation of consent.

26 The development shall be carried out in accordance with the measures set out in section 7 and section 8 of the Biodiversity Survey Assessment Report (Lowens Ecology and Associates, January 2011) unless otherwise approved in writing by the Local Planning Authority.

Reason: to provide adequate mitigation and enhancement for protected species.

27 Prior to commencement of the development a method statement for sensitive ground vegetation clearance and maintenance of boundary features for reptiles shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented.

Reason: to avoid harm to reptiles.

### **Informatives**

1. This permission is granted for the following reasons:



The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP5, DP9, HE1, HE4, HE5, HE7, HE8, HE14, H3, H7, RT4, T2, T3, T4

South East Plan 2009: CC1, CC4, CC6, H1, H4, H5, T4, BE4, BE6

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

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

5. The applicant is advised that the grant of planning permission does not absolve them from complying with the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c.) Regulations 1994, including obtaining and complying with the terms and conditions of any licences required as described in Part IV B of the Circular 06/2005.

**New Alresford**

**Ward**

**The Alresfords**

**4 Conservation**

**Area:**

**Case No:** 10/02992/LIS

**Ref No:** W08445/15LB

**Date Valid:** 18 November 2010

**Grid Ref:** 458735 132705

**Team:** EAST

**Case Officer:** Mrs Jane Rarok

**Applicant:** Mr And Mrs Davis

**Proposal:** Conversion and demolition of existing buildings and new build to provide 9 no. new dwellings comprising: 1 no. four bed, 3 no. three bed, 2 no. two bed and 3 no. one bed dwellings; with associated car parking

**Location:** Stiles Yard, West Street, Alresford, Hampshire

**Officer** PER

**Recommendation**

:

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

**Conditions/Reasons**

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

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

2 Prior to the commencement of the works hereby approved, samples of external facing bricks, tiles, ridge tiles, slates, timber boarding, render colour, stone cills and the colour or stain or timber doors and windows shall be submitted to the Local Planning Authority for approval in writing. A sample panel of natural flint shall also shall be constructed for consideration and written approval by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To preserve the special interest of the listed buildings, the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE.5, HE.14 and PPS5.

3 Prior to the commencement of the works hereby approved, 1:20 scale drawings of the following details shall be submitted to the Local Planning Authority for approval in writing:

- windows
- dormer windows
- roof lights
- eaves
- window sills
- front doors
- chimneys
- porches

The scheme shall be implemented in accordance with the approved details.

Reason: To preserve the special interest of the listed buildings, the character and appearance of the conservation area and the settings of listed buildings, in accordance with Local Plan Policies HE. 5, HE.14 and PPS5.

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

Reason: In the interests of maintaining the character of the Conservation Area and setting of listed buildings.

5 Details of the siting and design and method of fixing of any external meter boxes/metal ducting/flues to be provided, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The works hereby permitted shall be carried out in accordance with the approved details.

Reason: In the interests of maintaining the character of the Conservation Area and setting of listed buildings.

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

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

### **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:-

South East Plan BE6  
Winchester District Local Plan Review 2006 HE5, HE14

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

**5 Conservation**

**Area:**

**Case No:** 10/02993/LBC

**Ref No:** W08445/16

**Date Valid:** 18 November 2010

**Grid Ref:** 458735 132705

**Team:** EAST                      **Case Officer:** Mrs Jane Rarok

**Applicant:** Mr And Mrs Davis

**Proposal:** Conversion and demolition of existing buildings and new build to provide 9 no. new dwellings comprising: 1 no. four bed, 3 no. three bed, 2 no. two bed and 3 no. one bed dwellings; with associated car parking

**Location:** Stiles Yard, West Street, Alresford, Hampshire

**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 Demolition shall not take place until both a contract for the carrying out of the works of redevelopment has been made and planning permission for those works has been granted.

Reason: To avoid an 'ugly gap' in the conservation area and accord with paragraph 4.29 of PPG15.



## Informatives

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

Winchester District Local Plan Review 2006: DP3; RT11; CE28  
South East Plan 2009: C2; C4

**Littleton And Harestock**

**Ward**

**Littleton And Harestock**

**7**

### **Conservation**

**Area:**

**Case No:** 10/02268/FUL

**Ref No:** W15530/02

**Date Valid:** 21 September 2010

**Grid Ref:** 445533 132299

**Team:** EAST

**Case Officer:** Mrs Jane Rarok

**Applicant:** Mr Paul Hallam

**Proposal:** Extension/conversion of existing double garage to construct 3 no. bedroom detached house

**Location:** Rosemary, Fairclose Drive, Littleton, Winchester, Hampshire, SO22 6QW

**Officer** REF

**Recommendation**

:

### **Committee Decision:**

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

### **Conditions/Reasons**

1 The proposal is considered contrary to policy DP3 of the Winchester District Local Plan Review by virtue of its design in that:

- i. the proposed dwelling would not respond positively to the character of the area in that it does not address the active street scene but is set at a counter angle;
- ii. the design appears contrived and would not achieve a high quality of design or make a positive contribution to the character of the area.

2 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.



Winchester District Local Plan Review 2006: CE13  
South East Plan 2009: C4

**PDC 886 Conservation Area:**  
**Case No:** TPO2016  
**Ref No:**  
**Date Valid:**  
**Grid Ref:**  
**Team:** Landscape **Case Officer:** Andrew Giles  
**Applicant:**  
**Proposal:**  
**Location:** Land at the Cross, Church Lane, West Meon  
**Officer:** PER  
**Recommendation:**  
:

TPO 2016 CONFIRMED

**PDC 887 Conservation Area:**  
**Case No:** TPO2015  
**Ref No:**  
**Date Valid:**  
**Grid Ref:**  
**Team:** Landscape **Case Officer:** Andrew Giles  
**Applicant:**  
**Proposal:**  
**Location:** Suncroft, Lower Road, South Wonston  
**Officer:** PER  
**Recommendation:**  
:

TPO 2015 CONFIRMED