

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**26 May 2011**

Attendance:

Councillors:

Jefferies (Chairman) (P)

Berry (P)

Clear (P)

Evans

Izard (P)

Johnston

Laming (P)

McLean (P)

Pearce (P)

Read (P)

Ruffell (P)

Tait (P)

Deputy Members:

Councillor Rutter (Standing Deputy for Councillor Evans)

Councillor Mitchell (Standing Deputy for Councillor Johnston)

Others in attendance who addressed the meeting:

Councillor Godfrey

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1. **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED:

That Councillor Ruffell be appointed Vice-Chairman for the 2011/12 Municipal Year.

2. **MINUTES**

RESOLVED:

That the minutes of the previous meetings of the Committee held on 21 March 2011, 7 April 2011 and 21 April 2011 be approved and adopted.

3. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC898 refers\)](#)

The schedule of development control decisions arising from consideration of the above Report is circulated separately and forms an appendix to the minutes.

Councillor McLean declared a personal (but not prejudicial) interest in respect of Item 1 as he was a member of Bishops Waltham Parish Council at the time that it had considered the proposal. However, he had not heard the officer's presentation at that time and he therefore spoke and voted thereon.

Councillor Tait declared a personal and prejudicial interest in respect of Item 3 as he was on the management board of the Winchester Housing Trust, the applicant. Councillor Tait took no part in discussion and he left the room for consideration of this item.

Councillors Berry, Jeffs and Read declared personal (but not prejudicial) interests in respect of Item 6 as the applicant, Councillor George Beckett, was known to them. They all spoke and voted thereon.

**Applications determined outside the area of the South Downs National Park:**

The following items had speakers during public participation:

**Item 1: Devonia, Rareridge Lane, Bishops Waltham – Case Number 11/00057/FUL**

The Head of Planning Management drew attention to an error on page 20 of the Report. This was a letter from the Planning Inspectorate that related to a different site and was not relevant to this application.

Mr Holmes and Mr Osborne (local residents) spoke against the application and Mr Harris (representing the applicant) spoke in support.

Following discussion, the Committee agreed that the application should be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on 14 June 2011. The site visit would allow the Sub Committee to assess whether the proposal would reflect the character of the area and to view the proposed access to and egress from the site to Rareridge Lane.

**Item 2: 131 Andover Road, Winchester – Case Number 10/02432/FUL**

Ms Robinson (resident) spoke against the application and Mr Cook (applicant) spoke in support.

During debate, the Committee agreed to an additional condition relating to the boundary treatment of the site. This would specify that the brick wall proposed at the boundary to 123 Andover Road to the site should be extended along the whole length of the site boundary, where currently it was to have reverted to a wooden fence. This would protect the amenity of neighbours.

The Head of Legal Services also pointed out that some wording had been omitted in the recommendation and that the granting of planning permission was to be subject to completion of a Section 106 Legal Agreement. This was noted.

At the conclusion of debate, the Committee agreed to grant planning permission, subject to a Section 106 Legal Agreement, for the reasons (and subject to the conditions) as set out in the Report, and the additional condition referred to above, with its exact wording delegated to the Head of Planning Management.

Item 3: Land off Rook Lane, Micheldever – Case Number 10/02770/FUL

Subsequent to the publication of the Report, the Head of Planning Management recommended an additional condition with regard to a mitigation strategy for protected species (bats) found at the site. The Committee was advised that a survey had been undertaken that had concluded that the garage proposed to be demolished to facilitate access to the site was a bat roost. Therefore, prior to commencement of development, a detailed bat mitigation scheme was to be submitted for approval by the Council.

The Head of Planning Management also corrected an error in the Report. This had inaccurately suggested that the mix of the units did not meet policy H.7, which required a 50 per cent provision of one and two bedroom properties. It was confirmed that the proposed development did meet, and would exceed, this mix.

The Head of Planning Management also referred to concerns expressed by objectors over the proximity of the footpath through the site to garden boundaries and reported that amended plans had now been received to show its realignment. Therefore, as a new route had now been agreed, Condition 16 was now not required and should be deleted. This was noted.

The Committee's attention was also drawn to representations received that the local primary school was already oversubscribed from within its catchment area. This situation was confirmed and although a financial contribution was one option to provide additional funding to increase school capacity, the Head of Planning Management advised that this was not achievable in this case due to the relatively small number of dwellings proposed.

Mr Martin (resident) spoke against the application and Mr Bradley (representing Micheldever Parish Council) and Ms Smith (applicant) spoke in support. Councillor Godfrey (as a Ward Member) also raised a number of concerns.

In summary, Councillor Godfrey stated that although he welcomed provision of much needed affordable homes for Micheldever, he was concerned that the site may be too cramped and that there may be a risk of flooding in this area. Councillor Godfrey also drew attention to the likelihood of increased traffic and on-street parking in the existing cul de sacs of Dever Close and Southbrook Place from the development, and that this could prove a risk to highway safety. He asked whether an alternative vehicular access route to the north of the development (adjacent to Waterloo Cottages) had been considered.

In response, the Head of Planning Management explained that the matters related to highway safety had been considered in the Report. An alternative route to the development was not proposed as part of this application. With regard to potential flooding of the site, the Head of Access and Infrastructure described that this risk was minimal and that the applicant was to build at least 300mm above ground level and that this was acceptable. Attention was also drawn to Conditions 3 and 13 which would also ensure that permeable surfacing was used wherever possible throughout the development.

During debate, the Committee agreed that existing Condition 11 be reworded to require the developer to submit a management plan with regard to construction vehicles accessing the site.

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 subject to the rewording of Condition 11, as referred to above, and also a new condition requiring the submission of a detailed bat mitigation scheme for approval by the Council. The exact wording of the amended and additional conditions was delegated to the Head of Planning Management.

Item 4: Land north of Weston Down Lane, Weston Colley – Case Number 10/03125/FUL

Mr Bradley (representing Micheldever Parish Council) and Councillor Godfrey (as a Ward Member) spoke against the application and Mr Deamer (applicant) spoke in support.

In summary, Councillor Godfrey was concerned that the proposed mast would be highly visible in the surrounding area and from far reaching views. He referred to an adjacent smaller Orange mast, which was largely screened by trees, and suggested that both operators should work together to mast share.

In response, the Head of Planning Management advised that the actual proposed structure was a slimline lattice tower and so was even less prominent than the demonstration mast previously used by the applicant and seen by some objectors. Therefore, the proposal was not considered to be harmful to the landscape or would have an adverse impact on existing landscape character. The applicant had provided evidence that the height of the structure was necessary for its operational needs. It was also capable to support additional antennae from another operator.

During debate, it was agreed that an additional condition be added to require the applicant to submit details for approval by the Council of a suitable non-reflective colour to paint the mast and equipment.

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 subject to the additional condition as referred to above, with its exact wording to be delegated to the Head of Planning Management.

Item 5: 22 Barley Down Drive, Badger Farm, Winchester – Case Number 11/00626/FUL

The Head of Planning Management advised that this item had been deferred, to be determined at a future meeting of the Committee.

The following item had no public participation:

Item 6: George Beckett Nurseries, Compton Nursery, Otterbourne Road, Compton – Case Number 11/00400/FUL

This item was placed on the agenda as the applicant was a Councillor.

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

RESOLVED:

That the decisions taken on the Development Control Applications in relation to those applications outside the area of the South Downs National Park be agreed as set out in the Schedule (appended to the minutes for information).

(i) That, in respect of Item 1 (Devonia, Rareridge Lane, Bishops Waltham) this application be determined by a meeting of the Planning Development Control (Viewing) Sub-Committee, to be held on 14 June 2011.

(ii) That, in respect of Item 2 (131 Andover Road, Winchester) planning permission be granted, subject to completion of a section 106 Legal Agreement and subject to the conditions set out in the Report and that authority be delegated to the Head of Planning Management to agree final wording of an additional condition regarding the extension of the brick wall proposed at the boundary to 123 Andover Road along the whole length of the site boundary.

(iii) That, in respect of Item 3 (Land off Rook Lane, Micheldever), planning permission be granted, subject to the conditions set out in the Report and that authority be delegated to the Head of Planning Management to agree final wording of a reworded Condition 11 to require the developer to submit a management plan with regard to construction vehicles accessing the site and also with regard to a new condition requiring the submission of a detailed bat mitigation scheme for approval by the Council.

(iv) That, in respect of Item 4 (Land north of Weston Down Lane, Weston Colley) planning permission be granted,

subject to the conditions set out in the Report and that authority be delegated to the Head of Planning Management to agree final wording of an additional condition requiring the applicant to submit details for approval by the Council of a suitable non-reflective colour to paint the mast and equipment..

(v) That, in respect of Item 5 (22 Barley Down, Badger Farm, Winchester) this item be deferred, to be determined at a future meeting of the Committee.

**Applications within the area of the South Downs National Park determined on behalf of the National Park Authority:**

There were no applications within the area of the South Downs National Park on the agenda for the Committee to consider at this meeting.

4. **APPOINTMENT OF SUB-COMMITTEES ETC 2011/12**  
[\(Report PDC899 refers\)](#)

The Committee noted an error in the Report. Recommendation 1 should be consistent with paragraph 2.5 of the Report in that the quorum of the Viewing Sub-Committee was three Members (not four).

RESOLVED:

1. That Planning Development Control (Viewing) Sub-Committee continues to be appointed from the whole Committee, working within the existing arrangements as set out in the Report, with a quorum of three members.

2. That the Chairman and Vice Chairman of the Planning Development Control Committee also be appointed as Chairman and Vice Chairman of the Planning Development Control (Viewing) Sub-Committee.

5. **DAVID DIMON – DEVELOPMENT CONTROL WEST TEAM MANAGER**

The Chairman announced that this was to be the last Committee meeting for David Dimon, Development Control West Team Manager. On behalf of the Committee, the Chairman thanked Mr Dimon for his advice and support to the Committee and also for his hard work in the planning department of the Council over 37 years.

The meeting commenced at 9.30am and adjourned between 12.45pm and 1.30pm and concluded at 3pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**26.05.2011**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**1 Conservation**

**Area:**

**Case No:** 11/00057/FUL

**Ref No:** W12810/04

**Date Valid:** 12 January 2011

**Grid Ref:** 456339 117591

**Team:** WEST

**Case Officer:** Nick Parker

**Applicant:** Burton Property Ventures Ltd

**Proposal:** Erection of 5 no. two bedroom and 4 no. four bedroom dwellings with associated parking, garages and bicycle sheds (RESUBMISSION) (AMENDED DESCRIPTION)

**Location:** Devonia, Rareridge Lane, Bishops Waltham, Southampton, Hampshire SO32 1DX

**Officer** REF

**Recommendation**

:

**Committee Decision:**

DEFERRED - For consideration by the Planning Viewing Sub Committee on 14th June 2011.

**Winchester Town**

**Ward**

**St Barnabas**

**2 Conservation**

**Area:**

**Case No:** 10/02432/FUL

**Ref No:** W21979

**Date Valid:** 22 September 2010

**Grid Ref:** 447309 131239

**Team:** WEST

**Case Officer:** Nick Parker

**Applicant:** Bargate Homes

**Proposal:** 3 no. two bedroom dwellings and 3 no. four bedroom dwellings with associated parking and landscaping

**Location:** 131 Andover Road, Winchester, Hampshire, SO22 6AY

**Officer** PER

**Recommendation**

:

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-



**Legal agreement to secure financial contributions towards off-site open space and highway improvements required by policies RT4 and T5 respectively.**

**(Note: If the Legal Agreement is not completed within 6 months then the application may be 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 dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 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;
- car parking layout;
- other vehicle and pedestrian access and circulation areas;
- hardsurfacing materials;
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- 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:

- 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:
- retained areas of grassland cover, scrub, hedgerow and woodland:

- manner and treatment of watercourses, ditches and banks:
- implementation programme:

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

4 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 Detailed proposals for the disposal of foul and surface water in a sustainable way shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. Permeable paving shall be used on all drives and hardstandings unless otherwise agreed in writing by the local planning authority. Water butts shall be provided for each property hereby permitted and used to recycle rainwater unless otherwise agreed in writing by the Local Planning Authority. The approved details shall be fully implemented before the dwellings are occupied.

Reason: In order that the development is drained in a sustainable manner to conserve water

6 Tree protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal and Method Statement reference 1073-AIA written by Barrie Draper of Ecourban Consulting and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site. The Arboricultural Officer shall be informed once protective measures have been installed so that the Construction Exclusion Zone (CEZ) can be inspected and deemed appropriate and in accordance with 1073-AIA. 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. No arboricultural works shall be carried out to trees other than those specified and in accordance with Method Statement 1073-AIA. Any deviation from works prescribed or methods agreed in accordance with Method Statement 1073-AIA shall be agreed in writing to the Local Planning Authority.

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

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.

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

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

Reason: In the interests of highway safety

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

Reason: In the interests of highway safety

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

Reason: In order to retain adequate car parking provision for the dwellings hereby permitted.

11 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.

12 Demolition or construction works shall not taken place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 to 13:00 hours on Saturdays nor at any time on Sundays or bank Holidays.

Reason: In the interests of the amenity of adjacent residential properties.

13 All works shall proceed in accordance with the approved mitigation strategy compiled by ECOSA dated July 2010 unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to protect and enhance the biodiversity interests of the site.

14 No development, or site preparation prior to development which has any effect on disturbing or altering the level or composition of the land, shall take place within the site until the applicant (or their agents or successors in title) has secured and implemented 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.

15 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.

16 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 east elevation of plot 1 hereby permitted.

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

17 The first floor window(s) in the east elevation of plot 1 hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to

Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

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

18 The development hereby permitted shall be implemented in accordance with the objectives set out in the approved Sustainability Statement; namely the use and provision of:

- FSC/PEFC certified timber products
- Efficient condensing boilers
- Mechanical ventilation and heat recovery systems
- Energy efficient lighting
- Water meters
- Minimum A' rated appliances
- Cycle storage facilities
- Water butts

unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the development has an acceptable impact on the environment

19 No development shall commence until details of the brick wall to be erected along the southern boundary (along the length of 123 Andover Road's boundary with site) has been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken before any of the dwellings hereby permitted have been occupied and thereafter retained.

Reason: To ensure the protection of the amenity of the occupiers of 123 Andover Road.

#### 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 2009:  
Policies SP3 (urban focus for development)

Winchester District Local Plan Review

Policies DP3 (general design criteria), DP9 (social and physical infrastructure), H3 (defined housing boundaries), H7 (density and housing mix), RT4 (provision of open space), T1 (public transport, cycling and walking), T2 (access), T4 (parking standards), T5 (off-site contributions).

**Micheldever**                      **Ward**                      **Wonston And Micheldever**

- 3**                      **Conservation Area:**                      Micheldever Conservation Area
- Case No:**                      10/02770/FUL
- Ref No:**                      W19395/02
- Date Valid:**                      2 November 2010
- Grid Ref:**                      451465 139333
- Team:**                      EAST                      **Case Officer:** Lorna Hutchings
- Applicant:**                      Winchester Housing Trust
- Proposal:**                      Erection of 15 no. affordable homes consisting of 4 no. one bedroom flats, 6 no. two bedroom houses, 5 no. three bedroom houses with associated parking and landscaping works (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)
- Location:**                      Land Off Rook Lane, Micheldever, Hampshire
- Officer**                      PER
- Recommendation**  
:

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING LEGAL AGREEMENT AND CONDITION(S):-

- 1. A legal agreement to secure the provision of 15 no. affordable dwellings in a form to be agreed with the Head of Legal Services for the site known as 'land off Rook Lane exception site' in association with Winchester Housing Trust.**
- 2. The affordable housing shall be provided for people with a 'local connection' in accordance with a definition to be provided and agreed with Strategic Housing and Micheldever Parish Council.**
- 3. Payment of Winchester City Council's reasonable legal and technical costs.**
- 4. Landscape and Ecology Enhancement and Construction Management Plan and Management Plan for landscaped and any other relevant areas shown bounding the site but outside of the red line of the site but within the applicant's ownership.**

5. **A Common Parts Management Plan and setting up of a management company including the Tree Belt with management works and long term maintenance strategy.**
6. **The agreement also requires the provision and laying out of the on site open space in accordance with the Council's Specification for Soft Landscape Works and an Open Space Management Plan ( details attached hereto) which is to be transferred to the City Council/Parish Council/ managed by a Management Company to be set up by the Applicant.**
7. **The payment of a financial sum of £15,000 towards the provision of improvements towards the public sewer.**

**(Note: If the Legal Agreement is not completed within 6 months then the application may be 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 dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 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;
- car parking layout;
- other vehicle and pedestrian access and circulation areas;
- hardsurfacing materials;
- minor artefacts and structures (eg. street furniture, play equipment, refuse or other storage units, signs, lighting etc);
- 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:

- 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:
- retained areas of grassland cover, scrub, hedgerow and woodland:
- manner and treatment of watercourses, ditches and banks:
- implementation programme:

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

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

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

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

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

6 No development hereby approved shall be commenced on site prior to the following information being submitted to and approved in writing by the Local Planning Authority.

-A plan to a scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of



the Root Protection Area (para. 5.2.2 of BS5837, 2005, Trees in relation to construction - Recommendations) or general landscape factors) must be shown.

- The details of all the appropriate tree protection measures for every retained tree before and for the entire duration of the course of the development.
- The details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring ground. The tree protection measures and development shall than be carried out in accordance with those approved details.

No arboricultural works shall be carried out to trees other than those specified and in accordance with the Method Statement written by Alex Monk of CBA trees ref:CBA:7385 hereby approved.

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

7 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority. The finished floor level of the housing hereby approved shall be built at least 300mm above the existing ground level of the datum level along the Flood Zone 2 boundary of the eastern side of the site. Details of the resulting elevation appearance of these houses with the final proposed ground levels and damp proof courses as affected by flood protection measures and archaeological dig and earth removal requirements shall be shown. The development shall thereafter be carried out in accordance with the approved details.

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

8 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.

9 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.

10 Prior to commencement of the works a scheme of biodiversity and ecological enhancements shall be submitted to and approved in writing by the local planning authority, and thereafter implemented during development. Enhancements may include native and locally appropriate planting to provide habitat and food sources for species such as birds, bats and reptiles, wildflower areas, creation of ponds and other habitat features such as habitat (log) piles, and provision of bird, bat and insect boxes (this should be cross referenced to the requirements of the landscaping and species mitigation conditions). Development shall be carried out in accordance with the approved details with enhancements thereafter permanently retained.

10 Reason: In order to provide biodiversity enhancements in line with PPS9 and policy CE.11 of the Local Plan.

11 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.

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

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

13 Detailed proposals for the disposal of foul and surface water in a sustainable way shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. Permeable paving shall be used on all drives and hardstandings unless otherwise agreed in writing by the local planning authority. Water butts shall be provided for each property hereby permitted and used to recycle rainwater unless otherwise agreed in writing by the Local Planning Authority. The approved details shall be fully implemented before the dwellings are occupied.

Reason: To ensure that the site is adequately drained and that the development is drained in a sustainable manner to conserve water.

14 The dwellings shall achieve at least Level 3 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 or 4 has been achieved.

Reason: To meet sustainability objectives.

15 The development hereby approved shall be constructed so that windows and doors shall at a minimum show 100mm reveals, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of preserving the visual amenities and character of the area.

16 A single window shall be inserted into each of the east end elevations of plot 1 and plot 3 prior to the completion of the development. A plan detailing the windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The windows shall then be installed and retained in accordance with the approved drawing.

Reason: In the interests of the amenities of the area and to overlook parking and access areas.

17 Prior to commencement of development a detailed bat mitigation scheme, to be based upon the measures set out in the email from Suzanne Melhuish dated 25.05.2011 12.02 pm (and the results of any further surveys that have been carried out), shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- Conduct a Dusk emergence survey in June.
- Install 3 bat boxes onto a tree within the site.
- Carry out a pre-demolition dusk emergence survey on the garage.
- The garage can only be demolished between March–October inclusive.
- An ecologist must supervise the removal of the roofing tiles and roof lining.
- Incorporate 3 bat access tiles and 3 bat tubes into some of the new houses.
- The bat boxes be monitored once a year for two years.

Thereafter the works shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the long term protection of protected species at the site.

## **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



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

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

3 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.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, as amended, or any Order revoking and re-enacting that Order, no development permitted by Part 24 of Schedule 2 of the Order shall be undertaken without the prior approval, in writing, of the Local Planning Authority.

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

5 In the event that the development hereby approved becomes redundant or otherwise not required for the purpose permitted, the mast and all associated equipment and enclosures shall be dismantled and permanently removed from the site, which shall be restored to its former condition.

Reason: In the interests of visual amenity.

6 No development shall commence until details of the colour of the mast and associated equipment has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

## Informatives

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

South East Plan 2009: CC6, C4.

Winchester District Local Plan Review 2006: DP.3, DP.14, CE.4, CE.5.

**Badger Farm**

**Ward**

**Olivers Battery And Badger Farm**

**5**

### **Conservation**

**Area:**

**Case No:** 11/00626/FUL

**Ref No:** W12979/02

**Date Valid:** 23 March 2011

**Grid Ref:** 446629 127849

**Team:** WEST

**Case Officer:** Mr Simon Avery

**Applicant:** Mrs Sue Fenton

**Proposal:** (HOUSEHOLDER) Demolition of existing garage and conservatory and erection of a two storey extension to the right side and single storey rear extension (RESUBMISSION)

**Location:** 22 Barley Down Drive, Badger Farm, Winchester, Hampshire, SO22 4LS

**Officer** PER

**Recommendation**

:

**Committee Decision:**

DEFERRED:

**Compton And Shawford**

**Ward**

**Compton And Otterbourne**

**6 Conservation**

**Area:**

**Case No:** 11/00400/FUL

**Ref No:** W01158/04

**Date Valid:** 23 February 2011

**Grid Ref:** 446364 124078

**Team:** WEST

**Case Officer:** Mr Rob Riding

**Applicant:** Mr G Beckett

**Proposal:** Provision of hardstanding for the display of timber sheds, garden buildings and conservatories

**Location:** George Beckett Nurseries Compton Nursery Otterbourne Road Compton Winchester Hampshire SO21 2RT

**Officer** PER

**Recommendation**

:

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

**Conditions/Reasons**

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

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

2 The hardstanding hereby permitted shall only be used for the display of timber sheds, garden buildings and/or conservatories in connection with the use of the land edged red on the approved plans as a nursery, and shall not be used for any other purpose(s) whatsoever.

Reason: In order to protect the amenities of the locality.

3 No timber shed, garden building or conservatory shall be displayed on the hardstanding hereby permitted at a height exceeding 3.5 metres.

Reason: In order to protect the amenities of the locality.

4 No floodlighting whether free standing or affixed to an existing structure, shall be provided on the site at any time to illuminate the timber sheds, garden buildings and/or conservatories displayed on the hardstanding hereby permitted.

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

**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 2009: CC6, C4

Winchester District Local Plan Review 2006: DP.3, CE.2, CE.3, T.4

National Planning Policy Guidance/Statements: PPS1, PPG4, PPS7

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