

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**25 August 2011**

Attendance:

Councillors:

Jeffs (Chairman) (P)

Berry (P)

Clear

Izard

Johnston (P)

Laming (P)

Mitchell (P)

McLean (P)

Pearce (P)

Read (P)

Ruffell (P)

Tait (P)

Deputy Members:

Councillor Evans (Standing Deputy for Councillor Izard)

Councillor Love (Standing Deputy for Councillor Clear)

Others in attendance who addressed the meeting:

Councillor Cook

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1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 28 July 2011 be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC907 refers\)](#)

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

Councillor Jeffs declared a personal (but not prejudicial) interest in respect of Item 2 as his wife was Chairman of the New Alresford Town Council Planning Committee. He also declared a personal and prejudicial interest in respect of Item 2, as the objector who had registered to address the Committee was Vice-Chairman of the local branch of his political group, of which he was Chairman and that she was also well known to him. Councillor Jeffs took no part in discussion and he left the room during consideration of this item.

By way of personal statement, Councillor Ruffell advised that although he had taken legal advice and had been advised that he did not have to declare an interest in this item, there was nonetheless a risk of a perception of predetermination in relation to Item 1 (SNDP) as his wife had submitted an objection to the proposal. However, he wished to state that he had not reached a view on the application. Councillor Ruffell remained in the room during consideration of the item and he 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: Bar End Industrial Estate, Barfield Close, Winchester – Case Number 11/00872/FUL**

The Head of Planning Management drew attention to recommended amendments to Conditions 5, 6 and 9 and a new Informative 7, which had been proposed subsequent to the publication of the Report.

Condition 5 was proposed to be amended to clarify the hours that Refuse Collection Vehicles (RCV) and other commercial vehicles would be allowed to enter and leave the site and the circumstances under which they could operate outside those hours. Condition 6 was recommended to include further details of an acoustic barrier at the western boundary. Condition 9 was proposed to include further detail of the noise emission criteria. A new Informative 7 would specify that a separate application for a Footpath Diversion Order was required.

Those recommended changes were set out in detail in the Update Sheet and were noted by the Committee.

Also within the Update Sheet, the Head of Planning Management drew attention to further detail of the planning history of the site and of its established use/s and class(es) of development. The proposal accorded with the aims of the draft National Planning Policy Framework in that its policies were very promotional of economic development.

A correction was also made to the published Report. On page 6 under 'Site Description', within the second sentence 'coal field' should read '*coal depot*'.

Ms Hauser and Mr McDowall (local residents) spoke against the application and Mr Lees (representing the applicant) spoke in support.

During debate, the Committee agreed that the additional words proposed in the Update Sheet that were to be added to the final sentence of Condition 5 be further amended. Following clarification with the Head of Legal Services, the finalised words were as set out below (in italics):

*'Unless instructed by an officer of the Council to carry out emergency works, the RCV Waste vehicles shall not be permitted to enter or leave*

the site between the hours of 21:00 and 07:00 and other *commercial* vehicles between the hours of 21:00 and 06:00’.

The Committee also agreed that there should be no refuse stored overnight at the site (except in the event of an emergency) so to avoid the possibility of smells affecting the amenity of the occupiers of nearby properties. Therefore an additional condition should stipulate this.

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 Conditions 5, 6 and 9 and a new Informative 7, as referred to above, and also a new condition with regard to no refuse being allowed to be stored overnight at the site. The exact wording of the amended and additional conditions and the new informative was delegated to the Head of Planning Management.

Item 2: Long Barn Winchester Ltd, The Long Barn, The Old Sheep Fair, Bishops Sutton Road, Alresford – Case Number 11/01162/FUL

Ms Griffiths spoke against the application and Mr Norris (applicant) spoke in support.

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

Item 3: Old Alresford House, Colden Lane, Old Alresford – Case Number 11/00840/FUL

The Head of Planning Management drew attention to the Update Sheet, which set out a summary of supplementary information submitted by the applicant’s agent, together with additional correspondence from the occupier of Park House (the neighbouring property) objecting to the proposal. The Committee’s attention was also drawn to an error in the printed version of the Report which had been noticed subsequent to its publication. A page was missing after page 36 which concluded the section relating to Highways and Parking and also set out the recommended reasons for refusal. That page was included in the Update Sheet and was noted by the Committee. It was also noted that the version of the Report published on the Council’s website had included the missing page.

Mr McDermott (neighbour) spoke against the application and Mr Hall (applicant) spoke in support. Councillor Cook (as a Ward Member) also commented on the proposals.

In summary, Councillor Cook stated that there were no properties in the immediate vicinity of Old Alresford House (other than Park House), but he acknowledged that the proposals were likely to impact on its occupier. Old Alresford Parish Council and St Mary’s Church had both raised no substantive objections to the application. Councillor Cook suggested that the main issues were with regard to the access and egress of traffic to the site.

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

Item 4: The Winchester Centre, 68 St Georges Street, Winchester – Case Number 11/01528/FUL

The Head of Planning Management corrected an error in the Report. Condition 3 on page 41 of the Report should commence ‘*The premises...*’ and not ‘*To premises...*’

Mr Hall spoke in support of the application.

At the conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) 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 which forms an appendix to the minutes, subject to the following:

- (i) That, in respect of Item 1 Bar End Industrial Estate, Barfield Close, Winchester, planning permission be granted, subject to the conditions in the Report and that authority be delegated to the Head of Planning Management to agree final wording of Conditions 5, 6 and 9 (as referred to above) and a new Informative 7 with regard to the requirements for a separate application for a Footpath Diversion Order.

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

The following item had speakers during public participation:

Item 1 (SDNP): Lower Farm House, Whaddon Lane, Owslebury – Case Number 11/00480/FUL

Mr Bowes (resident) and Mr Pallant (representing Owslebury Parish Council) spoke against the application. Mrs Tucker (applicant) spoke in support.

During debate, the Committee agreed to an additional informative in respect of working hours.

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 a new Informative 7, as referred to above, with its exact wording delegated to the Head of Planning Management.

The following item had no speakers:

Item 2 (SDNP): Gabriel's Farm Stables, Park Lane, Twyford – Case Number 10/03245/OUT

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

RESOLVED:

That the decisions taken on the Development Control Applications in relation to those applications within the area of the South Downs National Park be agreed as set out in the Schedule, subject to the following:

(i) That, in respect of Item 1 (SDNP) (Lower Farm House, Whaddon Lane, Owslebury) planning permission be granted, subject to the conditions in the Report and that authority be delegated to the Head of Planning Management to agree final wording of a new Informative 7 with regard to working hours.

(ii) That, in respect of Item 2 (SDNP) (Gabriel's Farm Stables, Park Lane, Twyford) determination be deferred to a future meeting of the Committee.

3. **CONFIRMATION OF TREE PRESERVATION ORDER 2033, LAND AT 37 QUEENS ROAD, WINCHESTER – OTHERWISE KNOWN AS THE AMBULANCE STATION**  
([Report PDC908 refers](#))

RESOLVED:

That having taken into consideration the objection received, Tree Preservation Order 2033 be confirmed without modifications.

The meeting commenced at 9.30am and adjourned between 12.40pm and 1.30pm and concluded at 4pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**25.08.2011**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

**Winchester Town**

**Ward**

**St Michael**

**01 Conservation**

**Area:**

**Case No:** 11/00872/FUL

**Ref No:** W02611/20

**Date Valid:** 27 April 2011

**Grid Ref:** 448670 128675

**Team:** WEST

**Case Officer:** Nick Parker

**Applicant:** Winchester City Council

**Proposal:** (AMENDED PLANS) Redevelopment of existing depot site, including construction of one/two storey office and workshop building, single storey store building, external oil and fuel tanks, cycle shelter and associated external areas; new boundary fences and gates, new vehicular bell-mouth access off of Barfield Close and diversion of existing footpath (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

**Location:** Bar End Industrial Estate, Barfield Close, 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 Prior to the commencement of development details of the colour to be used in the external elevation of the buildings, the windows, doors and fencing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

3 Details of the proposed landscaping, including tree planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout.

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

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

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

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

5 Unless instructed by an officer of the Council to carry out emergency works, the RCV Waste vehicles shall not be permitted to enter or leave the site between the hours of 21:00 and 07:00 and all other commercial vehicles between the hours of 21:00 and 06:00.

Reason: To protect the amenities of the occupiers of nearby properties and to cope with emergency situations that may arise in the public interest.

6 An acoustic barrier shall be erected to ensure that noise levels, as measured at 3.5m from the facing façade of the nearest noise sensitive dwellings along the western boundary with Domum Road, shall not exceed 43 dB LAeq 5min and 54 dB LAMax 5min between the hours of 06:00 and 07:00.

Note to applicant: The acoustic barrier shall be constructed to achieve a material density of no less than 15kg/m<sup>2</sup> and shall be erected along the entire length of the boundary with Domum Road and wrapped along the southern boundaries to a minimum length of 10 metres. The acoustic barrier shall be buried in order to achieve a solid and continuous buffer with the ground, shall have no voids or holes, shall be treated so as to be vermin proof, waterproof and will not rot or deteriorate.

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

7 The acoustic barrier shall be maintained in a good condition so as to ensure that it continues to achieve the levels of noise mitigation intended.

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



8 No machinery shall be operated except between the hours of 0700 and 1800 Monday to Friday and 0800 and 1300 on Saturdays and at no time on Sundays and recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

9 The operation of the site shall not exceed noise emission criteria of 42 dB LAeq 1hr as measured 3.5 metres from the facing façade of any noise sensitive dwelling.

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

10 Piling or any other foundation designs using penetrative methods shall not be 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 groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that any piling or foundation techniques do not lead to contamination of controlled waters.

11 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 future occupants.

12 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person approved under the provision of condition 11c 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 condition 11c 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.

13 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved

Reason: To ensure the protection of controlled waters from potential contamination associated with the historic and recent site activities.

14 Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency

action, as identified in the verification plan, and for the reporting of this to the local planning authority. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that any remediation, if deemed necessary, is satisfactorily completed.

15 If, during 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, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason To ensure that any contamination identified during the demolition or construction works is fully assessed and characterised to protect the controlled waters.

16 Prior to the commencement of the development hereby approved details of the measures which shall be undertaken to protect the public sewers during construction works shall be submitted to and approved in writing by the Local Planning Authority (in consultation with Southern Water). The development shall be implemented in accordance with the approved details.

Reason: In order to protect the integrity of the public sewers.

17 The development shall not be brought into use until the highway works as indicated on plan ref. 6097 112 Rev H which involve alterations to the existing vehicular access radii to enable continuation of highway footpath around to start of diverted footpath along northern boundary has been implemented in accordance with the approved plans.

Reason: In order to provide a satisfactory pedestrian linkage

18 Detailed proposals for the disposal of foul and surface water including proposals for the protection of the aquifer below from contamination shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the depot is occupied.

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

19 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. The development shall be carried out in accordance with the approval details.

Reason: To ensure the protection of controlled waters from potentially contaminated surface water runoff or mobilisation of contaminants.

20 The buildings hereby approved shall achieve a final BREEAM rating very good in accordance with the BREEAM guide (or such national measure of sustainability for design that replaces that scheme). No building shall be occupied until a final BREEAM Certificate has been issued stating the BREEAM Level achieved.

Reason: To achieve a sustainable form of development in accordance with national BREEAM Standards

21 No refuse from the RCV vehicles shall be stored on the site overnight except in the event of an emergency.

Reason: To protect the amenities of the occupiers of nearby properties and to cope with emergency situations that may arise in the public interest.

### **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:  
SP.3 – Urban focus for development  
CC.4 – Sustainable Design & Construction  
CC.6 – Sustainable Communities  
CC.7 – Infrastructure  
RE.3 – Employment and Land Provision  
T.2 – Mobility Management  
T.4 - Parking  
NRM.4 – Flood Risk  
NRM.11 – Energy Efficiency/Renewables  
BE.1 – Urban Renaissance

Winchester District Local Plan Review  
Policies E1 (economic development), DP3 (design), DP10 (pollution), DP11 (noise), DP13 (contaminated land), T1 (transport), T2 (access), T4 (parking standards)

3. Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential nesting habitat (such as hedges, scrub, trees, suitable

outbuildings etc) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

4. A formal application for connection to the public foul sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858699), or [www.southernwater.co.uk](http://www.southernwater.co.uk).

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

7. The applicant is advised that a separate application for a Footpath Diversion Order is required under section 257 of the Town and Country Planning Act.

**New Alresford**

**Ward**

**The Alresfords**

**02 Conservation**

**Area:**

**Case No:** 11/01162/FUL

**Ref No:** W06446/07

**Date Valid:** 26 May 2011

**Grid Ref:** 459352 132654

**Team:** EAST

**Case Officer:** Mrs Julie Pinnock

**Applicant:** Mrs Jane Marsden

**Proposal:** Serving of a limited range of refreshments (mainly teas, coffees and cakes) for a temporary period (July to September 2011 only) between the hours of 9.30am and 4.30pm Mondays to Saturdays and 10.00am and 4.00pm Sundays and Public Holidays, for consumption on the site only (i.e. not for takeaway), to be served and consumed outside of the building only; and siting of a maximum of 20 seats and associated tables on the rear terrace only

**Location:** Long Barn, Winchester Ltd, The Long Barn, The Old Sheep Fair, Bishops Sutton Road, Alresford, Hampshire, SO24 9EJ

**Officer** REF

**Recommendation**

:

**Committee Decision:**

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

**Conditions/Reasons**

1 The proposal is contrary to national policy in PPS4, PPS7, and PPG13 and policy SF.1 and CE.16 of the Winchester District Local Plan in that the serving of refreshments to visiting members of the public which would be undertaken in association with the unauthorised use of the site for retail floor area along with beauty therapy and leisure uses would result in an unsustainable form of development outside a recognised settlement boundary of New Alresford to the detriment of the vitality and viability of the existing centre.

2 In the opinion of the Planning Authority the proposal involves development that cannot be reconciled with national planning policy guidance in PPG13 in that it would result in development that would be inappropriately located away from existing urban areas and would thus over-rely on the private car for access and transport purposes. This would result in an unacceptable increase in the number and length of car journeys to the detriment of the environment and the locality. The proposal therefore conflicts with policy T5 of the Hampshire County Structure Plan Review and policies T.1, and T.5 of the Winchester District Local Plan (Review).

## Informatives

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

Winchester District Local Plan Review 2006: DP.3, DP.4, DP.9, DP.11, CE.5, CE.10, CE.13, CE.16, T.1, T5, SF.1  
South East Plan 2009: SP.3, CC.4, RE.3, T.2, T.4, NRM.4, NRM.11, BE.4, SH.1, SH.3, SH.8

	Old Alresford	Ward	The Alresfords
<b>03</b>	<b>Conservation Area:</b>	New Alresford - Boundary amendments May 1999, Published November 2001	
	<b>Case No:</b>	11/00840/FUL	
	<b>Ref No:</b>	W02487/38	
	<b>Date Valid:</b>	28 April 2011	
	<b>Grid Ref:</b>	458891 133675	
	<b>Team:</b>	EAST	<b>Case Officer:</b> Mr Nick Fisher
	<b>Applicant:</b>	Mr Mike Hall	
	<b>Proposal:</b>	Change of use of East Wing - ballroom and gothic hall to allow civil wedding ceremonies	
	<b>Location:</b>	Old Alresford House, Colden Lane, Old Alresford, Hampshire, SO24 9DY	
	<b>Officer Recommendation</b>	REF	
	:		

### Committee Decision:

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

### Conditions/Reasons

1 In the opinion of the Planning Authority the proposal involves development that cannot be reconciled with national planning policy guidance in PPS1, PPS4, PPS7 and PPG13 and policies DP3, T1 of the Winchester District Local Plan Review 2006, in that it would result in development that would be inappropriately located away from existing urban areas and would thus over-rely on the private car for access and transport purposes. This would result in an unacceptable increase in the number and length of car journeys (including taxis) to the detriment of the environment and the locality.

Due to the site's countryside location, it is not well served by frequent public transport services or accessible facilities. The proposed change of use will not promote the vitality and viability of existing town centres.

2 The proposed development is contrary to policy DP1, T1, T2, T4 of the Winchester District Local Plan Review 2006 for the following reasons:-

a) Inadequate parking provision has been provided to serve guest and staff parking requirements at the site.

3 The proposal is contrary to guidance within PPG24 and policies DP3 and DP11 of the Winchester District Local Plan Review 2006 for the following reason:-

The proposal will have a unacceptable harmful impact upon the residential amenity of the occupants of nearby residential properties in terms of noise nuisance and general activity

### **Informatives**

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

Winchester District Local Plan Review 2006: DP1, DP3, DP11, T1, T2, T3, T4, T5, HE14, C4, RT14, SF1, ST6.  
South East Plan 2009: CC6,



- 04 Conservation** Winchester Conservation Area  
**Area:**  
**Case No:** 11/01528/FUL  
**Ref No:** W13844/09  
**Date Valid:** 1 July 2011  
**Grid Ref:** 448204 129520  
**Team:** WEST **Case Officer:** Mr Simon Avery  
**Applicant:** Crime Reduction Initiatives (CRI)  
**Proposal:** Change of use from B1(a) to mixed use B1(a) and D1(a) to deliver Winchester adult substance misuse service  
**Location:** The Winchester Centre, 68 St Georges Street, Winchester, Hampshire, SO23 8AH  
**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 development hereby permitted shall be used for an adult substance misuse service (D1 Use) on the first floor and offices (B1a) Use) on the second floor and for no other purposes (including any other purposes in Class B or D of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

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

3 The premises shall only be open to service users between the hours of 08.30 and 17.00 Monday to Friday, 10.00 and 14.00 on Saturdays and 10.00 and 12.00 on Sundays.

Reason: In the interests of local amenity.

**Informatives**

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

Winchester District Local Plan Review 2006: DP3, E2, SF1, SF6  
South East Plan 2009: CC6, BE6, S1

## SOUTH DOWNS NATIONAL PARK APPLICATIONS

Owslebury                      Ward                      Owslebury And Curdridge

### 01 Conservation

SDNP

**Area:**

**Case No:** 11/00480/FUL

**Ref No:** W07362/07

**Date Valid:** 3 March 2011

**Grid Ref:** 451084 122957

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

**Applicant:** Mrs Nicola Tucker

**Proposal:** (AMENDED PLANS) (HOUSEHOLDER) Three bay oak framed garage and store room on part of the gravel drive

**Location:** Lower Farm House, Whaddon Lane, Owslebury, Winchester, Hampshire, SO21 1JL

**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 garage hereby permitted shall only be used for the purpose of accommodating private motor vehicles or other ancillary domestic storage purposes, and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: In the interests of the amenities of the locality and because the proposed building is outside of the residential curtilage.

3 The garage / store shall be constructed from the following materials , unless otherwise agreed in writing by the Local Planning Authority:-

- # Oak Frame
- # Timber Cladding
- # Small Plain Clay Tile

Reason:- To ensure a high standard of development in the interests of respecting the character and appearance of the countryside area.

### **Informatives**

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

Winchester District Local Plan Review 2006: DP1, DP3, DP4, CE5, T1, T2, T3, T4  
South East Plan 2009: CC6

2. The applicant should note that the red line for the application does not denote the defined residential curtilage that serves the property.

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

**Twyford**

**Ward**

**Colden Common And Twyford**

**02 Conservation**

**SDNP**

**Area:**

**Case No:** 10/03245/OUT

**Ref No:** W20258/03

**Date Valid:** 14 February 2011

**Grid Ref:** 448769 124144

**Team:** WEST **Case Officer:** Mr James Jenkison

**Applicant:** Ms Anita Irving-Bell

**Proposal:** Outline application for an agricultural workers dwelling (considering siting and access) and retention of existing mobile home during construction work (RESUBMISSION)

**Location:** Gabriels Farm Stables, Park Lane, Twyford, Winchester, Hampshire, SO21 1QU

**Officer** REF

**Recommendation**

:

**Committee Decision:**

DEFERRED