

PLANNING DEVELOPMENT CONTROL COMMITTEE

18 October 2011

Attendance:

Councillors:

Jefferies (Chairman) (P)

Berry (P)

Clear (P)

Izard

Johnston (P)

Laming (P)

Mitchell (P)

McLean (P)

Pearce (P)

Read (P)

Ruffell

Tait (P)

Deputy Members:

Councillor Rutter (Standing Deputy for Councillor Izard)

Councillor Scott (Standing Deputy for Councillor Ruffell)

Others in attendance who addressed the meeting:

Councillors Coates and Cooper

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 15 September 2011 be approved and adopted.

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

RESOLVED:

That Councillor Johnston be appointed as Vice-Chairman for this meeting only.

3. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC911 Refers\)](#)

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

Councillor Read declared a personal (but not prejudicial) interest in respect of Item 2 as he was a member of Denmead Parish Council, but he had taken no

part in its consideration of the application. Councillor Read spoke and voted thereon.

Councillor Clear declared a personal (but not prejudicial) interest in respect of Item 2 as she was acquainted with the supporter of the application, who was addressing the Committee. Councillor Clear spoke and voted thereon.

Councillor Mitchell declared a personal and prejudicial interest in respect of Item 5, as the objector to the application who was addressing the Committee was a close associate. Councillor Mitchell left the room during consideration of this item.

Councillor Johnston advised that he had predetermined Item 1 and having addressed the Committee as a Ward Member in support of the application, he then left the room during the Committee's subsequent consideration of this item.

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

The following items had speakers during public participation:

Item 1: Residential Development for 25no. affordable homes at Land off Hookpit Farm Lane, Kings Worthy – Case Number 11/01383/OUT

The Head of Planning Management informed the meeting that, since the publication of the Report, it had been established that there was sufficient space for a play area to be provided. The developer had agreed to make a £15,000 contribution (index linked for inflation) to the Parish Council for the play equipment on the site. This was noted by the Committee.

Also since publication of the Report, the Council's Environmental Protection Team had confirmed that condition 05 requiring an acoustic report (which was imposed on the 2005 outline permission on this site) was no longer considered reasonable and should be omitted. Minor changes to the wording of landscape conditions 06 and 07 in the Report (related to the timing of the implementation of the landscape schemes) had also been proposed. These recommended changes were set out in the Update Sheet and were noted by the Committee.

Councillor Johnston (a Ward Member) and Mr Homes (applicant) spoke in support of the application.

In summary, Councillor Johnston stated that the re-submission of the application had been necessary, as the original applicant had been placed in receivership and subsequent time delays had caused the existing outline planning permission to expire. The application would provide 25 affordable homes for those with a local connection to Kings Worthy, for which there was a high demand, and the proposal was fully supported by the Parish Council. The application would also benefit Kings Worthy residents by creating public open space.

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 (condition 05 requiring an acoustic report to be deleted) and changes to the wording of landscape conditions 06 and 07 (as described above) and also a legal agreement to require the developer to make a £15,000 contribution (index linked for inflation) to the Parish Council for the play equipment on the site.

Item 2: Replacement agricultural and business storage building at Little Oaks, Bent Lane, Hambledon – Case Number 10/02748/FUL

Ms Evans and Mr Landers-Brinkley (representing Denmead Parish Council) spoke against the application and Mr Ward (on behalf of the applicant) spoke in support.

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

Item 3: Extension to the front and raising the roof to create second storey on existing bungalow; installation of solar panels to south elevation at Daisy Nook, South Drive, Littleton – Case Number 11/01104/FUL

Mrs Showan spoke against the application and Mr Carter spoke in support.

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

Item 4: Single storey detached building at 9 The Close, Winchester – Case Number 11/01543/FUL

Mr Knights spoke against 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.

Item 5: Conversion of existing townhouse to three individual flats at 31 Greenhill Close, Winchester – Case Number 11/01856/FUL

The Head of Planning Management stated that, since publication of the Report, an amended plan had been received which indicated that the tree in the front garden would be retained due to relocation of the proposed bin store. The Head of Planning Management also clarified that the proposal was subject to the applicant entering into the necessary legal agreements, to make the required highways and open space financial contributions. The Committee noted this information.

Mr Munday spoke against 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 and subject to the legal agreement described above (exact wording delegated to the Head of Planning Management).

Item 6: Provision of a two storey semi-detached one bedroomed dwelling at 1 Amport Close, Harestock, Winchester – Case Number 11/01761/FUL

The Head of Planning Management drew attention to the Update Sheet, which explained that the existing planning permission (for the replacement of the single storey rear extension) had not expired, as works had commenced on site by the digging of the foundations to the rear of the proposed extension. Therefore, the fall-back position of the applicant was that the extension could still be built under the previous permission. This was noted.

Ms McLeod (applicant's agent) 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.

Item 7: Alterations and extensions to duplex flat at 5 Sutton Gardens, Winchester – Case Number 11/01780/FUL

Mr Sirl spoke against the application and Mr Birdsall (applicant) spoke in support.

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

Item 8: Re arranging of site – G and L Transport, Southwick Road, North Boarhunt – Case Number 11/01419/FUL

The Head of Planning Management advised that, since publication of the Report, one additional letter of support and one letter of objection had been submitted and placed on the case file. The main points contained within the letters were set out in the Update Sheet and were noted by the Committee.

The Head of Planning Management explained that the Planning Inspectorate Decision (dated 30 December 2010) had not been included as an appendix to the Report. This was circulated to the Committee and was noted.

The Head of Planning Management drew the Committee's attention to condition 10 in the Report with regard to the planting of a 2.5 metre high hedge along the northern boundary. It was suggested that a 3 metre high hedge was more likely to afford adequate screening of the site and this was agreed by the Committee.

Councillor Cooper (a Ward Member) commented on the application and Mr Schofield (applicant) spoke in support of the application.

In summary, Councillor Cooper advised that G and L Transport had now left the site and had been the main contributors to the issues related to enforcement action. He acknowledged that the application was complex and contentious in the local area. He requested that the Committee refer to the Inspector's Report and consider whether the application would mitigate the Inspector's findings, which had led to a decision to uphold enforcement action at the site and to refuse planning permission. Councillor Cooper also raised concerns that a letter in support of the application had been referred to by officers, even though it had been submitted after the period for representations had expired.

In response, the Head of Planning Management acknowledged that the letter of support as referred to by Councillor Cooper had been received after that deadline. However, the Council remained obliged to have regard to its content, which had been summarised in the Update Sheet for the Committee to refer to.

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 amendment to condition 10 as detailed above.

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 (land off Hookpit Farm Lane, Kings Worthy) planning permission be granted, subject to the conditions in the Report (condition 05 requiring an acoustic report to be deleted) and that authority be delegated to the Head of Planning Management to agree final wording of changes to the wording of landscape conditions 06 and 07 in the Report (related to the timing of the implementation of the landscape schemes), and also the final wording of a legal agreement to require the developer to make a £15,000 contribution (index linked for inflation) to the Parish Council for the play equipment on the site.

(ii) That, in respect of Item 5 (31 Greenhill 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 the necessary legal agreements for the applicant to make the required highways and open space financial contributions.

(iii) That, in respect of Item 8 (G and L Transport, Southwick Road, North Boarhunt) planning permission be granted, subject to the conditions in the Report and that authority be delegated to the Head of Planning Management to amend condition 10 to require the applicant to plant a 3 metre high hedge along the northern boundary of the site (not 2.5 metres high).

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): Two storey rear extension and associated internal alterations - Field End, East Street, Hambledon – Case Number 11/01842/SFUL

Councillor Coates (a Ward Member) and Mr Hall (applicant) spoke in support of the application and against the recommendation to refuse permission.

In summary, Councillor Coates stated that the property was one of a semi-detached pair, the adjoining dwelling (Fairfield Cottage) having benefited from planning permission to be extended. Field End was itself within in a large plot and in need of extending and modernisation. He questioned the measurements utilised that had concluded that whilst policies allowed Fairfield Cottage to be extended, the extending of Field End would be contrary to Policy CE.23 as it was smaller. Whilst acknowledging that Field End was a smaller dwelling, Councillor Coates referred to its current market value and questioned its 'affordability' and so the relevance of policy CE.23 in this instance.

In response, the Head of Planning Management advised that policy CE.23 did not specifically define what was 'affordable' in rural areas. However, it suggested that as smaller dwellings in rural areas (of less than 120 square metres) were likely to be relatively more affordable, they should be protected by limiting proposals to extend them to no more than 25 per cent of their original size. As Fair Field was 128 square metres (before it was extended), this was acceptable. Field End was a smaller dwelling that measured 70.8 square metres and the application looked to extend it to 114 square metres. As this was a 60 per cent increase to its size, the proposal was therefore contrary to policy CE.23.

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

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.

4. **MINUTES OF PLANNING DEVELOPMENT CONTROL (VIEWING) SUB-COMMITTEE HELD 6 OCTOBER 2011**

(Report PDC912 Refers)

The Committee considered the minutes of the meeting of the Planning Development Control (Viewing) Sub-Committee held 6 October 2011 (attached as Appendix A to the minutes).

RESOLVED:

That the minutes of the Planning Development Control (Viewing) Sub-Committee, held 6 October 2011, be approved and adopted.

The meeting commenced at 9.30am, adjourned for lunch between 12.25pm and 1.15pm and concluded at 4.30pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

18.10.2011

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Kings Worthy

Ward

Kings Worthy

01 Conservation

Area:

Case No: 11/01383/OUT

Ref No: W19673/03

Date Valid: 17 June 2011

Grid Ref: 448623 133688

Team: EAST **Case Officer:** Elaine Walters

Applicant: Drew Smith Homes Ltd

Proposal: (Extension to the time limit for implementing planning permission 05/01662/OUT) Residential development for 25 no. affordable dwellings (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) (OUTLINE)

Location: Land Off Hookpit Farm Lane, Hookpit Farm Lane, Kings Worthy, Hampshire

Officer PER

Recommendation

:

Committee Decision:

APPROVED - subject to a Section 106/Section 278 Agreement for:

1. The provision of 25 units of affordable housing in perpetuity (mix and tenure to be agreed).
2. The provision of public open space off-site
3. Dedication of a public footpath through the application site.
4. Landscape management including ecological mitigation.

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

Conditions

AND SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall begin before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: To comply with the provision of Section 92(2) of the Town and Country Planning Act 1990 (as amended).

2 Plans and particulars showing the detailed proposals for all the following aspects of the development (hereinafter called "the reserved and other matters") shall be submitted to and approved in writing by the Local Planning Authority before any development is commenced. The approved details shall be carried out as approved and fully implemented before the building(s) is/are occupied.

Reserved and other Matters:

The provision to be made for the storage and disposal of refuse.

The finished levels, above ordnance datum, of the ground floor of the proposed building(s), and their relationship to the levels of any existing adjoining buildings.

Details of the siting, external appearance and materials to be used for any statutory undertakers or service providers equipment such as electricity sub- stations, gas governors, telecommunication cabinets.

The provision to be made for contractors vehicles parking and plant, storage of building materials and any excavated materials, huts and all working areas.

The layout including the positions and widths of roads and footpaths.

The provision to be made for the parking, turning, loading and unloading of vehicles.

The layout of foul sewers and surface water drains.

The design of all buildings, plant and tanks, including the colour and texture of external materials to be used together with samples of all external facing and roofing materials.

The siting of all buildings and the means of access thereto from an existing or proposed highway, including the layout, construction and sightlines.

The provision to be made for street lighting (details to include lux levels and luminere design).

Reason: To comply with the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order).

3 No development or site preparation prior to development 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.

4 Development shall not begin until a scheme to mitigate the effect of any contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The above scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public and the environment when the site is developed. Development shall not commence until the measures approved in the scheme have been fully implemented

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

5 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. Any planting/mitigation plans should be drawn up in consultation with your client's landscape architects (for consistency across the plans) and the Local Planning Authority landscape officer. These details shall include the following, as relevant:

- existing and proposed finished levels or contours:
- means of enclosure, including any retaining structures:
 - car parking layout:
- other vehicle and pedestrian access and circulation areas:
- hard surfacing materials:
- minor artefacts and structures (e.g. 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.):
- retained historic landscape features and proposals for restoration.

Soft landscape details shall include the following as relevant:

- planting plans:
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- retained areas of grassland cover, scrub, hedgerow, trees 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.

6 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 first occupied, 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.

7 A landscape management plan, including ecological mitigation and long term design objectives, management responsibilities and maintenance schedules for all landscape areas, specifically the woodland area to the front of the site, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Hants County Ecology Team, prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the details hereby approved.

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

8 The plans and particulars submitted in accordance with condition(s) above shall include:

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

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

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

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

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

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

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

9 Details of all works to trees (on or adjacent to the site), must be submitted to and approved in writing by the Local Planning Authority prior to the commencement of those works. All tree surgery/works shall be carried out in accordance with the relevant recommendations of BS 3998 Tree Work.

Reason: To ensure the continuity of amenity afforded by the tree(s) in question.

10 Initial mitigation works will be carried out in accordance with the measures set out in section 4.1 of the Ecological Mitigation Statement (4Woods Ecology, September 2011), unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to provide adequate ecological mitigation including for reptiles and dormice.

11 A detailed scheme of habitat, dormouse and reptile mitigation and enhancement measures shall be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of any development. Such information shall include details as to how the development seeks to comply with the requirements set out within the 4Woods Ecology (September 2011) Ecological Mitigation Statement and shall include details of management and monitoring of the retained and created habitats within the site and within the S106 land. Any works shall thereafter be implemented in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to provide adequate ecological mitigation including for reptiles and dormice.

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.

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

South East Plan 2009:

The South East Plan was adopted by the Secretary of State on 6th May 2009 and supersedes the Hampshire County Structure Plan and RPG9. The Coalition Government's revocation of the Plan in July 2010 has been found to be unlawful so

the document remains part of the development plan at this time but the intention to revoke it is a material consideration. The following strategic are relevant to this application:

- CC1: Sustainable development – states that the physical and natural environment of the south east is conserved and enhanced
- CC6: Sustainable Communities and Character of the Environment – requires new development to respect the character and distinctiveness of landscapes and use innovative design to create a sense of place.
- SP3: Urban Focus and Urban Renaissance – states that the prime focus for development in the South East should be in urban areas.

Winchester District Local Plan Review

DP3, DP4, H6, RT4, RT5, T1, T2

National Planning Policy Guidance/Statements:

PPG 3 Housing

Supplementary Planning Guidance

Kings Worthy and Abbots Worthy - Village Design Statement

2. If dewatering of the site and discharge of associated water is necessary during construction operations, the Environment Agency should be notified regarding the dewatering and consulted regarding the need for a discharge consent.
3. The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewage infrastructure required to service this development. Please contact Southern Water's Network Development Team (Wastewater) based in Otterbourne, Hampshire or www.southernwater.co.uk.
4. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water's Network Development Team (Water) based in Chatham, Kent or www.southernwater.co.uk.
5. For the avoidance of doubt the outline permission hereby granted does not infer the approval of any detailed matters at this stage and any detailed plans that accompanied the planning application are for indicative purposes only.
6. 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.
7. 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.
8. 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

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

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

4 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.

5 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Report dated April 2011 written by Johnston Tree Consultancy 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 the Tree Report Telephone 01962 848403.

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 848403.

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

Any deviation from works prescribed or methods agreed in accordance with the Method Statement shall be agreed in writing to the Local Planning Authority.

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

6 There shall not be any outside storage on site without the written agreement of the Local Planning Authority.

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

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

South East Plan 2009:
SP3, CC1, CC2, CC6
Winchester District Local Plan Review
DP1, DP.2, DP3, DP4, CE18, T2, T4
National Planning Policy Guidance/Statements:
PPS 7 Sustainable Development in Rural Areas

2. 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.

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.

Littleton And Harestock

Ward

Littleton And Harestock

03 Conservation

Area:

Case No: 11/01104/FUL

Ref No: W22240

Date Valid: 19 May 2011

Grid Ref: 445670 132016

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

Applicant: Mr & Mrs Alex Day

Proposal: (HOUSEHOLDER) Extension to the front and raising the roof to create second storey on existing bungalow; installation of solar panels to South elevation

Location: Daisy Nook, South Drive, Littleton, Winchester, Hampshire, SO22 6PY

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 Notwithstanding the materials stated on the application form and plans, no development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 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:

- means of enclosure, including any retaining structures:

- hard surfacing materials:

Soft landscape details shall include the following as relevant:

- planting plans:

- retained areas of grassland cover, scrub, hedgerow, trees and woodland;

- implementation programme:

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

4 The hedgerow to the front of the site as indicated on drawing no: 754.01 A shall be retained and maintained in good condition and were necessary reinforced with appropriate species to be agreed in writing with the Local Planning Authority. Any new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.

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

5 The first floor window(s) in the east and west elevation of the development 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.

6 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 first floor elevation(s) of development hereby permitted.

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

Informatives

1. This permission is granted for the following reasons:

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

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

Winchester District Local Plan Review 2006: DP3, DP4, T2, T4
South East Plan 2009: CC1, BE4

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

4. All 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.

Winchester Town

Ward

St Michael

04 Conservation Area: Winchester Conservation Area
Case No: 11/01543/FUL
Ref No: W12397/03
Date Valid: 4 July 2011
Grid Ref: 448143 129184
Team: WEST **Case Officer:** Lisa Booth
Applicant: The Chapter Of Winchester
Proposal: Single storey detached building for use by the education centre (WITHIN THE CURTILAGE AND AFFECTS THE SETTING OF A LISTED BUILDING)
Location: 9 The Close, Winchester, Hampshire, SO23 9LS
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 demolition of the section of c20th wall shall be carried out by hand or by non-powered hand held tools only.

Reason: In the interests of preventing damage to adjacent parts of the boundary wall identified for retention.

3 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building or the surrounding walls unless shown on the drawings hereby approved.

Reason: To prevent harm to the character and appearance of the listed buildings.

4 No new plumbing, pipes, soil-stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

Reason: To prevent harm to the setting of the listed buildings.

5 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;
- hardsurfacing materials;
- minor artefacts and structures (eg. refuse or other storage units, signs, lighting etc);
- retained historic landscape features and proposals for restoration.

Soft landscape details shall include the following as relevant: (Sub Para)

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

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

6 Details of the size, species and location of replacement tree(s) shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. Such replacement planting

shall be undertaken during the next planting season prior to or after the completion of the development.

Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.

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

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

8 Prior to the commencement of work the following details shall be submitted to the Local Planning Authority and their approval sought in writing. When approved the works shall be carried out in accordance with the approved details:

- inclusion of features into the design which are beneficial to wildlife such as the incorporation of roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting.

Reason: To comply with the provision of Paragraph 14 of Planning Policy Statement 9 and Section 40 of the Natural Environment and Rural Communities Act (2006) in the interests of conserving and enhancing biodiversity.

9 The development hereby permitted shall be used as a non-residential education and training centre and for no other purpose (including any other purpose in Class D1 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 residential 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:-

South East Plan: BE6, CC4, CC6, TSR4
Winchester District Local Plan Review 2006: DP3, HE5, HE14, RT14, RT15, W1, SF6

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. 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.

5. 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.

Winchester Town

Ward

St Paul

05

Conservation

Area:

Case No: 11/01856/FUL

Ref No: W22338

Date Valid: 15 August 2011

Grid Ref: 447042 129595

Team: EAST

Case Officer: Miss Megan Birkett

Applicant: Mrs M Richards

Proposal: Conversion of existing townhouse to three individual flats.

Location: 31 Greenhill Close, Winchester, Hampshire, SO22 5DZ

Officer PER

Recommendation

:

Committee Decision:

APPROVED SUBJECT TO:- a section 106 agreement for:

- i) Public open space
- ii) Highways contributions

AND SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

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

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

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

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

Informatives

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

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

Winchester District Local Plan Review 2006: DP1, DP3, H3, H7, T4
South East Plan 2009: CC6

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 Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental

Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

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

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.

Littleton And Harestock

Ward

Littleton And Harestock

06 Conservation

Area:

Case No: 11/01761/FUL

Ref No: W08788/04

Date Valid: 28 July 2011

Grid Ref: 446405 131439

Team: EAST

Case Officer: Miss Megan Birkett

Applicant: Mrs Beverley Arnett

Proposal: Provision of a two-storey semi-detached one-bedroom dwelling

Location: 1 Amport Close, Harestock, Winchester, Hampshire SO22 6LP

Officer PER

Recommendation

:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

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

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

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

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

4 The first floor window(s) in the south west elevation of the dwelling 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.

5 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 first floor of the south west elevation(s) of dwelling hereby permitted.

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

7 No gates shall, at any time, be constructed in the new access provided to the south east boundary of the site.

Reason: In the interests of highway safety.

Informatives

1. This permission is granted for the following reasons:
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section

38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: DP3, DP4, H3, H7, DP9, RT4, T2, T4
South East Plan 2009: CC6, T4, H1, H4, H5

3. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).

4. A formal application for connection to the public 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 858688) or www.southernwater.co.uk

5. The applicant must advise Southern Water of the measures which will be undertaken to protect/ divert the public sewers, prior to the commencement of the development.

Winchester Town

Ward

St Bartholomew

07	Conservation Area:	Winchester Conservation Area
	Case No:	11/01780/FUL
	Ref No:	W03950/10
	Date Valid:	28 July 2011
	Grid Ref:	448159 129685
	Team:	EAST
	Applicant:	Case Officer: Mr Andrew Rushmer
	Proposal:	Dr Sonia Zakrzewski And Mr Gareth Birdsall (HOUSEHOLDER) Alterations and extensions to duplex flat to create additional floorspace within roof, including roof terrace and installation of PV cells (RESUBMISSION)
	Location:	5 Sutton Gardens, Winchester, Hampshire, SO23 8HP
	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 additional windows hereby approved shall match as closely as possible those of other existing dwelling, unless otherwise agreed in writing by the local planning authority.

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

3 Any solar panels which are not used to produce energy for a continuous period of six months are to be removed, and the roof returned to its former condition, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the visual amenities of the area, as required by policy DP3 of the Winchester District Local Plan Review 2006 and Planning Policy Statement 7.

Informatives

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

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

Winchester District Local Plan Review 2006: DP3, HE5, CE10 and CE11
South East Plan 2009: BE1, BE6, NRM16
Planning Policy Statement 1
Planning Policy Statement; Planning and Climate Change (PPSPPC)
Planning Policy Statement 5
Planning Policy Statement 9
Planning Policy Statement 22
Planning Policy Statement 24
Draft National Planning Policy Framework

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.

Reason: In order to ensure that the site is laid out in a proper manner, in the interest of visual amenity.

4 No machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site other than between the hours of 07:00 - 18:00 Monday to Friday and 07:00 - 13:00 Saturdays and at no time on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

5 Vehicles, materials, plant, equipment or other machinery shall not be stored at a height exceeding 3 metres.

Reason: To protect the visual amenities of the area.

6 The use hereby permitted shall not extend to the repair, maintenance or cleaning of vehicles, plant, equipment or other machinery.

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

7 No external lighting, whether fixed, freestanding or portable, shall be used to illuminate the site without the prior written approval of the Local Planning Authority.

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

8 The use hereby permitted shall cease and all vehicles, equipment, materials and all other items brought onto the land for the purposes of such use shall be removed within 28 days of the date of failure to meet any one of the requirements set out in (i) to (iv) below:-

i) within 3 months of the date of this decision, a scheme of landscaping to include the planting of a double staggered mixed native 'instant' hedge (using mature hedge plants) inter-dispersed with a minimum of 4 no. native trees (minimum 3.6 metres high and 12 – 14cm girth at time of planting) along the northern boundary, any supplementary planting required following the closure of the existing access in the north-east corner of the site and the reinforcement of existing boundary vegetation where necessary, shall have been submitted for the written approval of the Local Planning Authority and shall include a timetable for its implementation. The scheme shall also include a 5 year management plan for the 'instant' hedge and tree planting along the northern boundary.

ii) if within 12 months of the date of this decision the Local Planning Authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iii) if an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

iv) the approved scheme shall have been carried out and completed in accordance with the approved timetable and management plan.

Reason: To ensure the site is adequately screened, in the interests of visual amenity.

9 Following implementation of the approved landscape scheme, if any trees, hedgerows, 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 ensure the long term retention of the approved landscaping scheme, in the interests of visual amenity.

10 The double staggered mixed native hedge to be planted along the northern boundary in accordance with condition 8 above shall be maintained at a minimum height of 3 metres.

Reason: To ensure that the hedge, once established, provides adequate screening of the site.

11 The existing access to the north-east corner of the site shall be permanently stopped up and abandoned as shown on the approved plans (Drawing no: WIN/938/1/ID/002 dated 25 August 2011) within 3 months of the date of this permission. The access shall be stopped up with a close-boarded fence matching that on the existing boundary of the site in terms of type and height.

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

12 No materials shall at any time be burnt on site.

Reason: To protect the amenity of occupiers of nearby properties and in the interests of public health.

Informatives

1. This permission is granted for the following reasons:

Whilst the principle of the development constitutes a departure from the development plan, the proposal is considered to accord with Policies DP.3, DP.10, DP.11 and CE.5 of the Winchester District Local Plan Review (2006) and national policy guidance PPS1, PPS4 and PPS7. Other material considerations (as set out

below) are also considered to have sufficient weight to justify approval of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

Recent announcements by the Government place increased weight on supporting local business and promoting economic growth. The application relates to an established local business, which has operated from this site for approximately 8 years and on other nearby land for 20 years. The particular characteristics of the site and package of measures proposed, including an extensive landscape belt along the northern boundary, are considered to weigh in favour of the applicant.

2. 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.

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.

SDNP APPLICATION

	Hambledon	Ward	Droxford, Soberton And Hambledon
01	Conservation Area:	Hambledon Conservation Area	
	Case No:	11/01842/SFUL	
	Ref No:	W22330	
	Date Valid:	4 August 2011	
	Grid Ref:	465030 115233	
	Team:	EAST	Case Officer: Mrs Anna Hebard
	Applicant:	Mr Mick Hall	
	Proposal:	(HOUSEHOLDER) Proposed two storey rear extension and associated internal alterations	
	Location:	Field End, East Street, Hambledon, Waterlooville, Hampshire, PO7 4RX	
	Officer	REF	
	Recommendation		
	:		

Committee Decision:

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

Conditions/Reasons

1 The proposal is contrary to policy CE23 of the WDLPR in that the extended dwelling would be 60% bigger than the existing dwelling and would mean the loss of a small dwelling in the countryside.

Informatives

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

Winchester District Local Plan Review 2006: DP3 CE23 HE4 HE5
South East Plan 2009:C2
