

**PLANNING DEVELOPMENT CONTROL COMMITTEE**

**17 November 2011**

Attendance:

Councillors:

Jeffs (Chairman) (P)

Berry (P)

Clear (P)

Evans (P)

Izard (P)

Johnston (P)

Laming (P)

McLean (P)

Pearce (P)

Read (P)

Ruffell (P)

Tait (P)

Others in attendance who addressed the meeting:

Councillors Banister, Cook, Rutter and Warwick

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1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 18 October 2011 be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE**

[\(Report PDC913 refers\)](#)

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 and prejudicial interest in respect of Item 3 as the application site was adjacent to land in the ownership of a close associate. Councillor Jeffs therefore left the room during the consideration of this item and did not speak or vote thereon.

Councillor Jeffs also declared personal (but not prejudicial) interests in respect of Items 3, 6 and 7 as his wife was Chairman of New Alresford Town Council's Planning Committee that had commented on these applications. As Councillor Jeffs had had no involvement in the Town Council's consideration of these items, he therefore spoke and voted thereon, with the exception of Item 3 (see above).

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

The following items had speakers during public participation:

**Item 1: 16a Parchment Street, Winchester – Case Number 11/01949/FUL**

Mr Birdsall (a local resident) spoke against the application and Mr Goodall (on behalf of the applicant) spoke in support of the application.

The Committee raised concerns regarding the number of proposed rooflights and the lack of detail on the applicant's submitted plans, particularly regarding the retention of the chimney which was not shown on the existing or proposed plans.

At conclusion of debate, the Committee agreed to authorise the Head of Planning Management, in consultation with the Chairman, to grant consent for the reasons set out in the Report, subject to the receipt of satisfactory amended plans to include the deletion of two rooflights (therefore permitting a total of two) and the retention and protection of the existing chimney.

**Item 2: 19 Bull Lane, Lovedon Lane, Kings Worthy – Case Number 11/02179/FUL**

The Head of Planning Management referred Members to the update sheet which summarised the 12 letters which had been received in support of the application, as these had not been summarised in the Report.

Mr Gordon (Kings Worthy Parish Council), Councillor Rutter (as a Ward Member) and Mr Allen (applicant) all spoke in support of the application.

In summary, Councillor Rutter highlighted that the application was supported by the local community. She added that the officer's reason to refuse the application centred on screening, but the proposed building was not visible from a public highway (the lane serving the site was a private road) nor any footpaths. The location of the proposed building was tight against the boundary and the applicant was not able to move the building within the site (to enable the required on-site screening) as this would compromise the application, spoil views and lose facilities. The applicant had therefore suggested screening the building with climbing plants and the neighbouring farmer had indicated a willingness to screen the building with planting.

In response, the Head of Planning Management advised that planning case law had demonstrated that views from a private road constituted a public view.

Following debate, the Committee agreed to grant planning permission contrary to the recommendation in the Report, which was to refuse permission. This was because the Committee agreed that, with an appropriate landscaping scheme condition to plant climbers against the building, the proposed application would be sufficiently screened from public view to accord with policy. The Committee also agreed to delegate authority to the Head of

Planning Management, in consultation with the Chairman, to set other appropriate conditions which would include standard conditions to complete the construction within three years, and control details regarding materials, the solar panels, and landscaping (including the car parking area) and limitations on its use to prevent the buildings being used as permanent accommodation. An informative would also be included regarding the protection of bats.

Item 3: 72 The Dean, Alresford – Case Number 11/01827/FUL

As Councillor Jeffs had declared a personal and prejudicial interest in this item and left the room, Councillor Ruffell assumed the Chair for this item only.

Mr Harris (a local resident) and Councillor Cook (a Ward Member) spoke against the application and Mrs Valler (one of the applicants) and Ms King (their agent) spoke in support.

In summary, Councillor Cook questioned the adequacy of the community consultation undertaken by the applicant. He stated that the application proposed a building to be squeezed into a small space, to the detriment of 72 The Dean, the street scene and the adjacent Millennium Trail. He added that the Millennium Trail had been identified by an Appeal Inspector as significant to the setting of Alresford. Furthermore, he stated that the site had been subject to foul waste flooding and that there was little spare parking in the area. In addition to recommending that the Committee refuse the application, Councillor Cook also suggested that Members visit the site to gain a better understanding of its location.

Following debate, the Committee agreed to refer determination of the application to a meeting of the Planning Development Control (Viewing) Sub-Committee to be held on 13 December 2011, following a site visit. This was because Members were not clear what proportion of the site fell within an area designated as countryside and to gain a better understanding of the application site as suggested by Councillor Cook above.

Item 4: 143 Olivers Battery Road South, Winchester – Case Number 11/01900/FUL

Mr Quick (a local resident) spoke against the application and Councillor Banister (a Ward Member) and Mr Green (one of the applicants) spoke in support.

In summary, Councillor Banister explained that the application had been developed in accordance with the village design statement and that the area comprised a diverse mixture of building types, including a series of two-storey buildings opposite the application site. She added that the Village Design Statement raised no objection to the development of two storey buildings, so long as the bulk did not restrict views or have a detrimental effect on neighbouring properties – neither of which were issues with this application. She explained that the application made better use of the large plot, was well designed and that it had the support of many local residents and that the Parish Council had raised no objection.

At the conclusion of debate, the Committee agreed to grant planning permission contrary to the recommendation in the Report. This was because the Committee agreed that, given the diverse mix of buildings in the area, the application would not appear incongruous and intrusive on the street scene and nor would it be detrimentally out of character with the immediate group of buildings. The Committee therefore agreed to delegate authority to the Head of Planning Management (in consultation with the Chairman) to set appropriate planning conditions which may include details regarding materials, boundaries, highways and parking, construction hours, burning on site, and that there be no side elevation windows to prevent overlooking.

Item 5: Land South of Butchers Plantation, Main Road, Hursley – Case Number 11/02042/FUL

Mrs Bell (Hursley Parish Council), Councillor Warwick (a Ward Member) and Mr Russell (applicant) all spoke in support of the application.

In summary, Councillor Warwick highlighted that the application had received the support of the Parish Council and that the large estate had been sold without a main farmhouse. She underlined the applicant's farming credentials and explained that the applicant proposed to move their successful and established business from Somerset to Hursley. The proposed principal building reflected the scale and success of the existing business and she stressed that the application was supported by the County Council's Land Agent.

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. The Committee also agreed that permission would be granted subject to a Section 106 Legal Agreement to tie the dwelling to 115 hectares of the land which was the area of land required to justify a house of this size, in accordance with the County Land Agent's recommendation (exact wording delegated to the Head of Planning Management).

Item 6: 8-10 Bakehouse Yard, West Street, Alresford – Case Number 11/01845/FUL

Mrs Pratt (a local resident) 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 7: 42 Oak Hill, Alresford – Case Number 11/02071/FUL

Mrs Mitchell (neighbour) and Councillor Cook (a Ward Member) spoke against the application and Mr Hall (applicant) spoke in support.

In summary, Councillor Cook expressed sympathy with the applicant, who had reduced the height of the proposed extension through a number of

applications but, on balance, Councillor Cook explained that the proposed building would still have a detrimental effect on the neighbour's small garden through a loss of sunlight. He suggested that a compromise could be found if the applicant relocated the extension to another part of his garden, where the effects of overshadowing and overbearing could be much reduced.

During debate, the Head of Planning Management clarified that that reduced roof height of the current application would not result in a significant loss of light to, nor overshadow, the neighbour's garden.

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 (16a Parchment Street, Winchester) the grant of planning permission be delegated to the Head of Planning Management, in consultation with the Chairman, subject to the receipt of satisfactory amended plans to include the deletion of two rooflights (leaving a total of two) and the retention and protection of the existing chimney.

(ii) That, in respect of Item 2 (19 Bull Lane, Lovedon Lane, Kings Worthy) planning permission be granted and not refused as recommended in the Report. This was because the Committee agreed that, with an appropriate landscaping scheme condition to plant climbers against the building, the proposed application would be sufficiently screened from public view in accordance with policy. The Committee also agreed to delegate authority to the Head of Planning Management, in consultation with the Chairman, to set other appropriate planning conditions which would include standard conditions to complete the construction within three years, and control details regarding materials, the solar panels and landscaping (including the car parking area) and limitations on its use to prevent the buildings being used as permanent accommodation. An informative would also be included regarding the protection of bats.

(iii) That, in respect of Item 3 (72 The Dean, Alresford) determination of planning permission be referred to a meeting of the Planning Development Control (Viewing) Sub-Committee to be held on 13 December 2011, following a site visit. This was because Members were not clear what proportion of the site fell within an area designated as countryside and to gain a better understanding of the application site.

(iv) That, in respect of Item 4 (143 Olivers Battery Road South, Winchester) planning permission be granted and not refused as recommended in the Report. This was because the Committee agreed that, given the diverse mix of buildings in the area, the application would not appear incongruous and intrusive on the street scene and nor would it be detrimentally out of character with the immediate group of buildings. The Committee therefore agreed to delegate authority to the Head of Planning Management (in consultation with the Chairman) to set appropriate planning conditions which may include details regarding materials, boundaries, highways and parking, construction hours, burning on site, and that there be no side elevation windows to prevent overlooking.

(v) That, in respect of Item 5 (Land South of Butchers Plantation, Main Road, Hursley) planning permission be granted for the reasons (and subject to the conditions) as set out in the Report. The Committee also agreed that permission would be granted subject to a Section 106 Legal Agreement to tie the dwelling to 115 hectares of the land which was the area of land required to justify a house of this size, in accordance with the County Land Agent's recommendation (exact wording delegated to the Head of Planning Management).

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

There were no items within the South Downs National Park area.

The meeting commenced at 9.30am, adjourned for lunch between 12.50pm and 1.45pm and concluded at 3.30pm

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**17.11.2011**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

**Winchester Town**

**Ward**

**St Bartholomew**

- 1      **Conservation Area:** Winchester Conservation Area
- Case No:** 11/01949/FUL
- Ref No:** W02569/04
- Date Valid:** 5 August 2011
- Grid Ref:** 448185 129675
- Team:** WEST                      **Case Officer:** Mr Andrew Rushmer
- Applicant:** CGR Ltd (Mr Ian Cross)
- Proposal:** Amended plans and amended description: Conversion of existing dwelling and ancillary accommodation to 3 self contained houses comprising 1 x 3 bed unit and 2 x 2 bed units including external alterations (12.10.2011).
- Location:** 16A Parchment Street, Winchester, Hampshire, SO23 8AZ
- Officer:** PER
- Recommendation:**
- :

**Committee Decision:**

APPROVE SUBJECT TO:- the receipt of a satisfactory amended plan (to be approved by Head of Planning Management and the Chair of the Planning Committee) which shows the existing chimney and the deletion of two of the four rooflights proposed, then planning permission be granted subject to the conditions set out in the report, and an additional condition requiring the retention of the existing chimneys - condition as follows:-

**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 any work commencing on site, details of a scheme for protecting the proposed dwelling from external noise shall be submitted, and approved in writing by the Local Planning Authority. Such a scheme shall ensure that, upon completion of the development, the following noise criteria shall be met:

- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)
- ii. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

A noise validation report, demonstrating compliance with these noise criteria, shall be submitted to and approved by the Local Planning Authority before any dwelling is



occupied. Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To ensure that acceptable noise levels within the dwellings and the curtilages of the dwellings are not exceeded, in accordance with the requirements of policy DP3 of the Winchester District Local Plan Review 2006.

3 Removal of any tiles on the affected area of the roof of the existing building (including for the installation of roof lights) shall be carried out by hand, under the supervision of a qualified, licensed ecologist. If bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development, all work shall stop immediately and further advice sought from Natural England. Should works not commence by July 2013, prior to works commencing the results of update bat surveys (along with details of any mitigation if necessary, and a schedule of works) shall be submitted to and approved in writing by the LPA, and thereafter any agreed mitigation shall be implemented.

Reason: In order to ensure to ensure adequate protection of the protected species, as required by policies CE10 and CE11 of the Winchester District Local Plan Review 2006, Planning Policy Statement 9 and the requirements of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended)

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E, F, G and H of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of local residents and In order to preserve the character and appearance of the conservation area, as required by s.72 of the Planning (Listed Building and Conservation Areas) Act 1990, policy HE5 of the Winchester District Local Plan Review 2006 and Planning Policy Statement 5.

5 Prior to the commencement of development, specific details of the external finishing materials, including the new windows/doors/rooflights, are to be agreed in writing by the local planning authority, and the development shall be carried out in accordance with approved details.

Reason: In order to preserve the character and appearance of the conservation area, as required by s.72 of the Planning (Listed Building and Conservation Areas) Act 1990, policy HE5 of the Winchester District Local Plan Review 2006 and Planning Policy Statement 5

6 Prior to the commencement of development, specific details of any waste pipes, bathroom extractors and boiler vents are to be agreed in writing by the local

planning authority. The development shall be carried out in accordance with the approved details.

Reason: In order to preserve the character and appearance of the conservation area, as required by s.72 of the Planning (Listed Building and Conservation Areas) Act 1990, policy HE5 of the Winchester District Local Plan Review 2006 and Planning Policy Statement 5

7 The ground floor window in the northern elevation shall be non-opening and 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: In the interests of the residential amenity of neighbouring properties.

8 The existing chimney shown on drawing no. (to be inserted) shall be retained

Reason: In the interests of the character of the Conservation Area to accord with policy HE.5 of the WDLPR.

### **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, DP9, HE5, H7, RT4

South East Plan 2009: BE1, BE6

PPS 1 Delivering Sustainable Development

PPS 3 Housing

PPS 5 Historic Environment

PPS 9 Biodiversity and Geological Conservation

PPG 13 Transport

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.

5. The proposal is to be carried out in accordance with the amended plans, labelled 298-P-200 E, 298-P-201 E, 298-P-202 E, 298-P-203 E & 298-P-204 E.

**Kings Worthy                      Ward                      Kings Worthy**

**2                      Conservation**

**Area:**

**Case No:**                      11/02179/FUL

**Ref No:**                      W17756/02

**Date Valid:**                      21 September 2011

**Grid Ref:**                      449140 134941

**Team:**                      1\_NTH                      **Case Officer:** Andrea Swain

**Applicant:**                      Mrs Sue Tinkler

**Proposal:**                      Replacement single storey building with half to be replacement workshop, half to be tourist accommodation (RESUBMISSION)

**Location:**                      19 Bull Farm, Lovedon Lane, Kings Worthy, Winchester, Hampshire, SO21 1AQ

**Officer**                      REF

**Recommendation**

:

**Committee Decision:**

Recommendation overturned - APPLICATION PERMITTED subject to the following conditions:-

**Conditions/Reasons**

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

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

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the 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.

3 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.

4 The short term tourist accommodation hereby permitted shall be used for holiday accommodation only which shall be limited to one or two occupier(s) occupying a room for a maximum period of 4 weeks and for no more than 3 times per year, with a break between each occupation, by the same occupier(s), of 4 weeks. A register of the names of the occupier(s) of each of the chalets and their arrival and departure dates shall be kept by the developer and shall be produced to the Local Planning Authority upon reasonable notice. At no time shall separate dwelling units or private residential occupation be established.

Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

### **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, CE10, CE28, and RT18.  
South East Plan 2009: SP3, CC6, and TSR5

2. 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.

3. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species



**Olivers Battery**

**Ward**

**Olivers Battery And Badger Farm**

**4 Conservation**

**Area:**

**Case No:** 11/01900/FUL

**Ref No:** W01015/01

**Date Valid:** 10 August 2011

**Grid Ref:** 445651 127368

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

**Applicant:** Mr & Mrs Tony Green

**Proposal:** Demolition of existing bungalow and erection of 1 no. four bedroom dwelling

**Location:** 143 Olivers Battery Road, South Winchester, Hampshire, SO22 4LF

**Officer** REF

**Recommendation**

:

**Committee Decision:**

Recommendation overturned APPLICATION PERMITTED subject to the following conditions:-

**Conditions/Reasons**

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

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

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

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

3 The first floor window in the north east elevation of the dwelling hereby permitted, serving an en suite, and the rooflights on the south west elevation, 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. The lower light of the window serving the en suite on the north east

elevation shall also be non-opening and shall thereafter be retained in this condition at all times unless otherwise agreed in writing by the local planning authority.

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

4 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 first floor windows other than those expressly authorised by this permission shall, at any time, be constructed in the south west or north east elevations of the dwelling hereby permitted.

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

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

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

### **Informatives**

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

Winchester District Local Plan Review 2006: DP3  
South East Plan 2009: CC6, BE6

2. 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.

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

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

**Hursley**

**Ward**

**Compton And Otterbourne**

**5 Conservation**

**Area:**

**Case No:** 11/02042/FUL

**Ref No:** W21885/01

**Date Valid:** 24 August 2011

**Grid Ref:** 443068 126373

**Team:** 1\_NTH

**Case Officer:** Mr Simon Avery

**Applicant:** Mr N Russell

**Proposal:** Erection of principal farmhouse, farm buildings and associated works (RESUBMISSION)

**Location:** Land South Of Butchers Plantation, Main Road, Hursley, Hampshire

**Officer** PER

**Recommendation**

:

**Committee Decision:**

Application PERMITTED subject to

- the completion of a S106 Legal Agreement to tie the dwelling to the land as an effective agricultural unit and to ensure that open space contributions of £2,950 are provided before development commences.
- the following condition(s):

**Conditions/Reasons**

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

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

2 No development shall take place until details and samples of the materials to be used 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 a satisfactory visual relationship between the new development and the existing.



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:

Hard landscape details shall include the following as relevant:

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

Soft landscape details shall include the following as relevant:

- a landscape plan requiring indicating the vegetation to be retained and to be removed;
- 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.

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

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

5 The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry or a widow or widower of such a person, and to any resident dependants.

Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Classes A, B, C, D, E and F of Part 1 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: In order to limit the size of the agricultural worker's dwelling and to protect the amenities of the locality.

7 Protective measures, including fencing and ground protection, in accordance with BS5837:2005 which shall be submitted to and approved in writing by the Local Planning Authority, shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

8 Before the development hereby approved is first brought into use, the access shall be constructed with a non-migratory surfacing material for a minimum distance of 15 metres from the highway boundary.

Reason: In the interests of highway safety.

9 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 215 metres (looking north) and 2.4m by 160m (looking south) shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times.

Reason: In the interests of highway safety.

10 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway.

10 Reason: In the interests of highway safety.

11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking and re-enacting that Order with or without modification) no kerbs, walls, bollards or lights shall be erected or installed on the entrance driveway without the prior written consent of the Local Planning Authority.

Reason: In the interests of local amenity and to protect the rural character of the area.

12 The outbuildings hereby approved which include a farm office, farm vehicle storage, a garden store and machinery store shall not be converted into additional residential accommodation or incorporated into the residential use of the main house. These outbuildings shall be used only in association with the farming enterprise associated with farmhouse hereby approved or for ancillary residential storage. The customer accommodation hereby approved shall be used only in association with the farming enterprise associated with farmhouse hereby approved and shall also not be incorporated into the residential use of the main house.

Reason: In order to restrict the size of the farmhouse hereby approved to ensure that it corresponds to its agricultural use and the scale of the holding, and in the interests of the amenities of the locality.

13 Prior to commencement of works on site a plan of lighting (both through construction and operational) shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented. This shall be designed to minimise impacts on wildlife and the surrounding habitats.

Reason: in order to protect the ecological interest of the site.

14 There shall be no cut and fill activity within at least 6 metres of any woodland belt or hedgerow.

Reason: in order to protect the ecological interest of the site.

15 Prior to commencement of works on site a plan of boundary and woodland buffer treatment and working methodology for works to the site boundary shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented in accordance with the approved details. The working methodology shall detail how works in proximity to the woodland and hedgerow around the main development site shall be carried out in a way which avoids impacts to the boundary habitats.

Reason: in order to protect the ecological interest of the site.

16 Prior to commencement of works on site a scheme of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.

Reason: in order to provide ecological enhancements in line with PPS9.

17 Any long/rough grass impacted by the works shall be first cut by hand (e.g. using a strimmer) to a height of 20cm between March and September (inclusive) allowing any animals to disperse naturally into the remaining area of the site to be retained, and then within 24 hours mown/strimmed short. The vegetation shall be maintained in a closely mown state or removed, until development works are completed, in order to render the working area unsuitable for reptiles. Works to grub out any hedgerow shall be carried out with care during the period March to September.

Reason: To avoid harm to reptiles.

### **Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have

sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: DP3, DP4, CE10, CE19, CE20, RT4, T1, T4  
South East Plan 2009: CC6, C4, BE6

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

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

5. 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 above ground hedge and scrub vegetation) 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.

**New Alresford**

**Ward**

**The Alresfords**

- 6      **Conservation Area:**                      New Alresford Conservation Area  
**Case No:**                                      11/01845/FUL  
**Ref No:**                                        W22334  
**Date Valid:**                                  3 August 2011  
**Grid Ref:**                                      458637 132666  
**Team:**                                         EAST                                      **Case Officer:** Heather Adams  
**Applicant:**                                    Mrs S Giles  
**Proposal:**                                      Demolition of existing storage building and construction of a single storey lock-up shop with parking  
**Location:**                                      8 - 10 Bakehouse Yard, West Street, Alresford, Hampshire  
**Officer**    PER  
**Recommendation**  
:

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

**Conditions/Reasons**

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

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

2 The use hereby permitted shall not be open to customers outside the following times 09:00 - 17:30.

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

3 The bricks to be used in the construction of the external surfaces of the lock-up shop hereby permitted shall match those used in the existing retaining wall running along the eastern boundary of the application site.

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

**Informatives**

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

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

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

Winchester District Local Plan Review 2006: DP3, SF1

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

**7 Conservation**

**Area:**

**Case No:** 11/02071/FUL

**Ref No:** W12970/04

**Date Valid:** 30 August 2011

**Grid Ref:** 458667 131907

**Team:** EAST

**Case Officer:** Beverley Morris

**Applicant:** Mr Andrew Hall

**Proposal:** (HOUSEHOLDER) Single storey rear extension

**Location:** 42 Oak Hill, Alresford, Hampshire, SO24 9UG

**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 extension hereby permitted shall match those used in the existing building.

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

**Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have

sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: DP3

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.

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.

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