

PLANNING DEVELOPMENT CONTROL COMMITTEE

6 February 2014

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans (P)

Izard (P)

Johnston (P)

Lipscomb (P)

McLean (P)

Pearce (P)

Pearson (P)

Read (P)

Tait (P)

Others in attendance who did not address the meeting:

Councillor Weston

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 9 January 2013, be approved and adopted.

2. **DEVELOPMENT CONTROL SCHEDULE** (Report PDC986 and Update Sheet refers)

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

The Committee agreed to receive the Update Sheet as an addendum to Report PDC986.

Councillor Lipscomb declared a disclosable pecuniary interest in respect of Item 1 as he was the Council's appointee on the board of the South Downs National Park Authority, which had commented on this application. However, as there was no material conflict of interest regarding the item, he remained in the room and spoke and voted under the dispensation granted by the Council's Monitoring Officer.

Councillor Pearson declared a personal (but not prejudicial) interest in respect of Item 2 as he was acquainted with residents of Coppice Hill House, located close to the development site and he spoke and voted thereon.

Councillor Evans declared a Disclosable Pecuniary Interest in respect of Item 5 as this application related to her own property. Councillor Evans therefore withdrew from the room during consideration of the item.

Applications outside the area of the South Downs National Park (WCC):

Item 1: Conversion of existing barns to form 1 no. four bedroom dwelling with 1 no. two bedroom dwelling with associated parking, turning and amenity areas - New Farm, Northington Road, Itchen Abbas – 13/01222/FUL.

The Chairman reminded the meeting that this item had previously been considered at the Committee held on 9 January 2014, where its determination had been deferred to allow the Committee to visit the site to assess the building in its context and also to familiarise itself with the internal structure of the existing buildings. There was to be no public speaking on the item as this had also been provided for at the previous meeting.

Councillor Tait advised that he had not attended the previously arranged site visit. However, he had not voted for a viewing of the application site and he considered that he had sufficient information from the Report and from the officer's presentation at the previous meeting to take part in the determination of the application.

Councillor Lipscomb also advised that he had not attended the previously arranged site visit and would decide, following further discussion of the proposals whether he was able to take part in the determination of the application.

During discussion, the Committee referred to its site visit and queried whether the poor structural condition of the existing barns was likely to require substantial rebuild as opposed to conversion. The Head of Development Management drew attention to the fact that the application was for conversion of the buildings and not for replacement. The applicant had demonstrated that conversion was possible, although it was likely to be expensive.

Members also referred to the applicant's structural survey of the buildings and the Head of Historic Environment acknowledged that this had not specified whether a flint wall was the substantive supporting structure of the building. During the site visit, it had been observed that a flint wall appeared to be present in the north west gable only.

The Head of Historic Environment also drew attention to the fact that although little of the structure was of historic architectural merit, the built-form of the building was worthy of retention due to its positioning within the landscape.

Members also referred to concerns raised by the South Downs National Park about the proposals creating an intrusive domestic form in its countryside setting. The Head of Development Management acknowledged that although a holiday let was likely to be more appropriate, the applicant had demonstrated that this was not a viable proposal. Therefore, the scheme sought to achieve

an appropriate balance and conditions accordingly required the removal of permitted development rights, that there be no external lighting as well as ensuring appropriate treatment of access routes etc. The Head of Development Management also explained that the credibility of the applicant's viability statement would have been assessed by the Council's Estates Team and would have included testing of the robustness of the marketing of the buildings for alternative use.

During debate, Members raised concerns over the structural integrity of the existing buildings and that, as no detailed schedule of works had been submitted by the applicant, a substantial rebuild may considerably alter the overall built form of the buildings. Therefore, the application was likely to be contrary to policies MTRA4 and CP.20 of the Winchester District Local Plan Part 1 Joint Core Strategy. In addition, it was considered that the conversion to two residential units was contrary to policies CE.24 and HE.17 of the Winchester District Local Plan, due to its countryside location. The site was likely to be more suitable for non-residential use.

Therefore, at the conclusion of discussion, the Committee did not support the recommendation to grant permission as set out in the Report for the above reasons and instead agreed to refuse planning permission, with authority being delegated to the Head of Development Management to set exact wording of reasons (based on the above) and in addition to standard reasons with regard to contributions towards provision of public open space, affordable housing and transport and highways improvements.

Item 2: Redevelopment to form 32 no. later living apartments for older persons including communal facilities with associated parking, landscaping and 3 no. age restricted cottages - W H Travers, Coppice Hill, Bishops Waltham – 13/02109/FUL

The Head of Development Management referred to the Update Sheet that set out the conclusions of the Archaeological Officer and also proposed new Conditions 20 and 21 with regard to the details and location of external plant and equipment and also that pedestrian crossing improvements should be completed before occupation of the new dwellings.

Mrs Passingham spoke in objection to the application and Mr Shellum (applicant) spoke in support and each responded to questions from the Committee.

During discussion, it was agreed that Condition 4 be amended to require the applicant to submit details of an acoustic barrier and boundary treatment along the north-west boundary and north-east boundary adjacent to Gable Cottage and 1 – 3 St Peters Terrace.

The Head of Estates also provided assurances that assessment of the applicant's viability statement had included sufficient funds for any remediation that may be necessary to address contamination of the site. The Head of Development Management also reminded Members that should these works

be more costly than first thought and therefore potentially impacting the scheme's viability and aspects of an approved scheme, this would be a matter for the applicant. An option open to the applicant would be to seek to re-negotiate the level of contribution if the scheme's viability was affected, which would need to be assessed via the submission of a new planning application.

At conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) as set out (including new Conditions 20 and 21) and as amended above with regard to Condition 4.

Item 3: Change of use from B1(a) to D1 - Avalon House, 13 – 15 Chesil Street, Winchester – 13/02801/FUL

Mrs Ayling spoke against the application and responded to questions from the Committee.

During discussion, the Committee agreed that as the building was located within the Winchester Conservation Area, any new signage added by the future leaseholder should be appropriate in its scale and prominence. The Head of Development Management suggested that it would be appropriate to add an additional informative to any consent granted to request that the applicant seek to agree with the Local Planning Authority a signage strategy for the building

At conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) as set out, with the addition of an additional Informative as referred to above.

Item 4: Erection of detached three bedroom dwelling (amendment to existing planning permission 12/01538/FUL) (RETROSPECTIVE) - Skyfall, 124 Downs Road, South Wonston, Winchester – 13/02572/FUL

Ms Peal (representing South Wonston Parish Council) spoke against the application.

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

Item 5: 1 no. Oak to fell (T1) - 3 Copperwood Holt Close, Wickham, Fareham, Hampshire – 13/02480/TPO

The Head of Landscape and Open Spaces drew attention to the Update Sheet which referred to a proposed amendment to Condition 1 with regard to replacing the felled Oak tree with a Hornbeam as opposed to another Oak,

At conclusion of debate, the Committee agreed to grant planning permission for the reasons (and subject to the conditions) as set out and as amended as referred to 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 (appended to the minutes for information), subject to:

- (i) That in respect of Item 1 (New Farm, Northington Road, Itchen Abbas), planning permission be refused for the following reasons (exact wording delegated to the Head of Planning Management):
- The conversion of the building to create two residential units of accommodation is contrary to policies CE.24 and HE.17 of the saved Winchester District Local Plan, and policies MTRA4 and CP.20 of the Winchester District Local Plan Part 1 Joint Core Strategy in that the conversion for residential use will require substantial conversion works. No detailed schedule of works has been submitted, or details to demonstrate that the floor levels can be adapted without extensive alterations to the roof height and plinth underpinning.
 - The proposal is contrary to policy CP3 of the Local Plan Part 1 Joint Core Strategy in that it fails to make a contribution towards the provision of affordable housing.
 - The proposal is contrary to policy CP7 of the Local Plan Part 1 Joint Core Strategy in that it fails to make a contribution towards the provision of public open space.
 - The proposal is contrary to Policies DS1 and CP21 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development
- (ii) That in respect of Item 2 (WH Travers, Coppice Hill, Bishops Waltham), planning permission be permitted subject to the conditions as set out and the following additional amended conditions (exact wording delegated to the Head of Development Management):
- Amended Condition 04:
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 (including details of acoustic barriers along the north-west boundary and north east boundary adjacent to Gable Cottage and 1- 3 St. Peters

Terrace) to be erected. The boundary treatment shall be completed in accordance with the approved details before the occupation of any dwelling on the site and thereafter retained.

- Additional Condition 20:

20 Prior to work commencing on the site details of any external plant and equipment and their location shall be submitted to and approved in writing by the Local Planning Authority. The external plant and equipment shall be installed in accordance with the approved details prior to occupation of the units and thereafter retained.

20 Reason: In the interests of the amenities of neighbouring residents.

- Additional Condition 21:

21 None of the units of the site shall be occupied until works for the pedestrian crossing improvements at Coppice Hill roundabout in accordance with approved plan 034.0025.101 by Paul Basham Associates has been carried out.

21 Reason: To ensure that the improvements to the highway are undertaken prior to occupation of the units, which are expected to result in increased pedestrian/scooter activity between the site and the town centre

(iii) That in respect of Item 3 (Avalon House, Chesil Street, Winchester), planning permission be permitted subject to the conditions as set out and the following additional Informative (exact wording delegated to the Head of Planning Management):

- Additional informative:

The applicant is advised to liaise with the Local Planning Authority to agree a strategy for the appropriate signage of the building due to the sites location within the Winchester Conservation Area.

(iv) That in respect of Item 5 (Copperwood, Holt Close, Wickham), planning permission be permitted subject to the conditions as set out and the following amended Condition 1 (exact wording delegated to the Head of Development Management):

- Amended Condition 01:

1 Following the removal of the tree(s) hereby consented, a Standard Hornbeam tree shall be planted within the area of trees subject to tree felling and within a period of 9 months.

If, within a period of 2 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place.

The Tree Officer shall be informed once the tree has been planted so that it can be inspected and deemed appropriate.

1 Reason: to maintain the tree cover and the contribution that trees make to the character and amenity of the area.

Informatives:

A Standard is defined as having 10-12cm girth at planting and having a height between 3.5 and 4 metres at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition has not been met. Trees make an important contribution to the character of the conservation area creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide

Applications within the area of the South Downs National Park (SDNP):

There were no applications

3. **PLANNING APPEALS – SUMMARY OF DECISIONS**
(Report PDC987 refers)

RESOLVED:

That the Report be noted.

The meeting commenced at 9.30am and concluded at 1.05pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

06.02.2014

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON



Working in Partnership



Itchen Valley

Ward

Itchen Valley

**WCC
01 Conservation
Area:**

Case No: 13/01222/FUL

Ref No: W19103/04

Date Valid: 3 June 2013

Grid Ref: 453551 133228

Team: 3_SDNP

Case Officer: Mrs Jane Rarok

Applicant: Mr A Baring

Proposal: Conversion of existing barns to form 1no. four bedroom dwelling and 1no. two bedroom dwelling with associated parking, turning and amenity areas (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY)

Location: New Farm, Northington Road, Itchen Abbas, Hampshire

Officer: PER

Recommendation:

Committee Decision:

OVERTURN: Refused for the following refusal reason(s):-

Conditions/Reasons

1 The conversion of the building to create two residential units of accommodation is contrary to policies CE.24 and HE.17 of the saved Winchester District Local Plan, and policies MTRA4 and CP.20 of the Winchester District Local Plan Part 1 Joint Core Strategy in that the conversion for residential use will require substantial conversion works. No detailed schedule of works has been submitted, or details to demonstrate that the floor levels can be adapted without extensive alterations to the roof height and plinth underpinning.

2 The proposal is contrary to policy CP3 of the Local Plan Part 1 Joint Core Strategy in that it fails to make a contribution towards the provision of affordable housing.

3 The proposal is contrary to policy CP7 of the Local Plan Part 1 Joint Core Strategy in that it fails to make a contribution towards the provision of public open space.

4 The proposal is contrary to Policies DS1 and CP21 of the Winchester District Local Plan Part 1 - Joint Core Strategy, in that it fails to make adequate provision for improvements to transport and the highway network in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the

existing network arising from this development.

Bishops Waltham

Ward

Bishops Waltham

**WCC Conservation
02 Area:**

Case No: 13/02109/FUL

Ref No: W06030/06

Date Valid: 25 September 2013

Grid Ref: 455366 117173

Team: 2_STH **Case Officer:** Mr James Jenkison

Applicant: McCarthy & Stone Retirement Lifestyles Ltd

Proposal: Redevelopment to form 32 no. later living apartments for older persons including communal facilities with associated parking, landscaping, and 3 no. age restricted cottages

Location: W H Travers Coppice Hill, Bishops Waltham, Southampton, Hampshire, SO32 1AG

Officer: PER

Recommendation:

Committee Decision:

APPROVE - subject to a Section 278 Agreement for the pedestrian crossing improvements at Coppice Hill roundabout in accordance with submitted plan 034.0025.101 by Paul Basham Associates and a Section 106 Agreement for:

1. A financial contribution of £382,687 towards affordable housing;
2. A financial contribution of £7313 towards the provision of public open space through the open space funding system

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

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 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces (including window, door, rainwater

goods and eaves details) 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: In the interests of visual amenities as the development is located on a prominent site within the Conservation Area and adjacent to listed buildings.

3 No development shall take place until details of both hard and soft landscape materials and specifications have been submitted to and approved in writing by the Local Planning Authority and works shall be carried out in accordance with the approved details prior to the occupation of the development on the site (in the case of paving materials) or within the first planting and seeding season following the commencement of works on the site or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- paving and surfacing materials including gravel, rumble stones, conservation kerbs, geo-grid, paving blocks, paving brick and paving slabs
- 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:
 - implementation programme.

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

4 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 (including details of acoustic barriers along the north-west boundary and north east boundary adjacent to Gable Cottage and 1-3 St. Peters Terrace) to be erected. The boundary treatment shall be completed in accordance with the approved details before the occupation of any dwelling on the site and thereafter retained.

Reason: In the interests of the visual amenities of the area and the amenities and living conditions of neighbours and occupants of the site.

5 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and include provision for the replacement of trees and planting that dies, is removed or becomes seriously damaged. Landscape maintenance shall be carried out in accordance with the approved schedule.

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

6 In this condition "retained tree" means an existing tree which is to be retained in accordance with the tree protection plan prepared by Ian Keen Limited Drawing Number: 8134/02 2/2 Rev A dated July 2013 and submitted as a part of this application and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building(s) for its permitted use.

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

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

c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with details to be submitted and approved in writing by the Local Planning Authority before any equipment, machinery, or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the protection of trees which are to be retained and to promote an effective landscape setting for the development within the Conservation Area.

7 The parking spaces hereby approved shall not be used for any other purpose than the parking of cars.

Reason: To ensure the provision and retention of the parking spaces in the interests of local amenity and highway safety.

8 The development hereby permitted shall not be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in a forward gear.

Reason: To make proper provision for off street parking.

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

Reason: In the interests of highway safety.

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

Reason: In the interests of highway safety.

11 The development hereby approved shall not be occupied until a system for the disposal of sewage and surface water (including sustainable urban drainage and methods for the retention/management of greywater and stormwater within the site) has been provided on the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Note: A formal application for connection to the public sewerage system is required in order to service this development and the applicant will be required to enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure to service the development. To initiate a sewer capacity check to identify the appropriate connection point for the development please contact Atkins Ltd., Anglo Street, James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858688), or www.southernwater.co.uk.

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

12 Details of the floor slab levels and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on the site. The development shall be carried out in accordance with the approved details.

Reason: To protect the amenities of the locality and neighbouring residents.

13 No development shall take place until a scheme to deal with contamination has been submitted to and approved in writing by the Local Planning Authority.

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

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

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

study;

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

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

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

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

15 Development shall cease on site if, during any stage of the works, potential contamination is encountered which has not been previously identified, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before an assessment of the potential contamination has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details.

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

16 No development pursuant to the permission hereby granted shall commence until a site habitat management plan, including protection and mitigation measures during the construction period, has been submitted to and approved in writing by the Local Planning Authority. The approved development shall be implemented in accordance with the approved details.

Reason: In order to ensure habitat protection and enhancements on the site.

17 The development hereby permitted shall be carried out in accordance with the approved plans and details as listed below, except for landscaping, boundary treatment and hard surfacing details, which shall be subject to conditions 3 and 4.

Pa01-1893-101 Site Layout Plan with Roof 1 1 200 @A1 Rev C (7/01/14)

Pa01-1893-101a Site Layout Plan with Floor Plan 1 250 @A1 Rev C (7/01/14)

Pa01-1893- Ground Floor Plan 102 1 100 @A1 Rev A (04/12/13)

Pa01-1893-103 First Floor Plan 1 100 @A1 Rev A (04/12/13)

Pa01-1893-104 Second Floor Plan 1 100 @A1 Rev A (04/12/13)
Pa01-1893-105 Roof Plan 1 200 @A1 Rev A (04/12/13)
Pa01-1893-106 North West Sectional Elevations 1 100 @A1 Rev A (04/12/13)
Pa01-1893-107 North West Elevation and Section 1 100 @A1 Rev A (04/12/13)
Pa01-1893-108 North East Elevations 1 100 @A1 Rev A (04/12/13)
Pa01-1893-109 South East Elevations 1 100 @A1 Rev A (04/12/13)
Pa01-1893-110 South West Elevations 1 100 @A1 Rev A (04/12/13)
Pa01-1893-111 Cottages Elevations 1 100 @A1 Rev A (04/12/13)
Pa01-1893-113 Stable Yard Parking Block Elevations Rev B (27/01/14)
Pa01-1893-114 Site Layout Plan 1 200 @A0 Rev A (04/12/13)
Pa01-1893-115 Site Cross Section CC 1 250 @A1 Rev A (07/01/14)

034.0025.101 by Paul Basham Associates.

Reason: For the avoidance of doubt as to the scope of this planning permission and the permitted plans and to ensure a high quality development.

18 The development hereby permitted shall only be occupied as a sheltered housing scheme by persons of 55 years of age or over, or 50 years of age if cohabiting with a partner of 55 years of age or over.

Reason: To restrict the development to a specialist form of residential accommodation that generates parking provision suitable to that provided on the site and because the use of the development for unrestricted occupation would result in a development that more significantly conflicts with LPP1 policy requirements and where an exception to policies could not be justified.

19 The development hereby permitted shall comply with LPP1 policy CP11 to achieve Code for Sustainable Homes (CSH) Level 4 for Water and Level 5 for Energy. The development shall not be occupied until a Certificate of Compliance with the Code for Sustainable Homes (CSH) has been submitted to the Local Planning Authority. The Certificate shall demonstrate that the development has attained a minimum standard of Level 5 for the Energy aspect of the (CSH) and Level 4 for the water aspect of the Code.

Reason: To ensure a sustainable form of development consistent with the objectives of The National Planning Policy Framework 2012 and to accord with the requirements of Policy CP11 of the Winchester District Local Plan Part 1 (Joint Core Strategy).

20 Prior to work commencing on the site details of any external plant and equipment and their location shall be submitted to and approved in writing by the Local Planning Authority. The external plant and equipment shall be installed in accordance with the approved details prior to occupation of the units and thereafter retained.

Reason: In the interests of the amenities of neighbouring residents.

21 None of the units of the site shall be occupied until works for the pedestrian crossing improvements at Coppice Hill roundabout in accordance with approved plan 034.0025.101 by Paul Basham Associates has been carried out.

Reason: To ensure that the improvements to the highway are undertaken prior to occupation of the units, which are expected to result in increased pedestrian/scooter activity between the site and the town centre.

Informatives

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the applicant was provided with pre-application advice, updated of any issues and encouraged to provide details and amended plans that would enable the Council to support the application.

2. This permission is granted for the following reasons:

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA2, CP2, CP3, CP7, CP9, CP11, CP13, CP14, CP20
WDLPR 2006: DP3, DP4, DP5, DP13

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

5. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an

Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

6. The applicants attention is drawn to the fact that it is an offence to undertake works that affect the habitat of protected species without first undertaking appropriate surveys and providing a mitigation strategy and first obtaining and complying with the terms and conditions of any licences required, as described in Part IV B of Circular 06/2005. You should accordingly liaise with Natural England to ensure that the provisions of the following legislation are satisfied before any work is commenced on site pursuant to the permission hereby granted: Parts IV and Annexe A of circular 06/2005 'Biodiversity and Geological Conservation'; Section 40(1) of the Natural Environment and Rural Communities Act 2006, Regulation 3(4) of the Conservation (Natural Habitats & c) Regulations 1994, section 74 of the Countryside and Rights of Way Act 2000 and section 1 Wildlife and Countryside Act 1981 (as amended).

Winchester Town

Ward

St John And All Saints

WCC 03 Conservation Area: Winchester Conservation Area
Case No: 13/02801/FUL
Ref No: W01316/25
Date Valid: 12 December 2013
Grid Ref: 448688 129217
Team: 1_NTH **Case Officer:** Lewis Oliver
Applicant: Winchester City Council
Proposal: Change of use from B1(a) to D1
Location: Avalon House, 13 - 15 Chesil Street, Winchester, Hampshire, SO23 0HU
Officer: PER
Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

2 The development hereby permitted shall be used for D1 use only and for no other purpose 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 that given the sensitive location of the site being in close proximity to neighbouring properties the Local Planning Authority needs to retain control over the site.

3 Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details.

Reason: To protect the visual amenities of the locality and the amenities of neighbouring properties.

Informatives

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the agent was allowed to provide further information about the proposed use of the building.

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

Local Plan Part 1 - Joint Core Strategy: MTRA1, , CP8 and CP9.
Winchester District Local Plan Review 2006: DP3, DP4, T2

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are

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

5. The applicant is advised to liaise with the Council to agree a strategy for the appropriate signage of the building due to the sites location within the Winchester Conservation Area.

South Wonston

Ward

Wonston And Micheldever

**WCC
04 Conservation
Area:**

Case No: 13/02572/FUL

Ref No: W17362/07

Date Valid: 9 December 2013

Grid Ref: 447096 135887

Team: 1_NTH

Case Officer: Miss Lisa Griffith-Jones

Applicant: Winchester Building Company

Proposal: Erection of detached three bedroom dwelling, (amendment to existing planning permission 12/01538/FUL)
(RETROSPECTIVE)

Location: Skyfall, 124 Downs Road, South Wonston, Winchester,
Hampshire, SO21 3EH

Officer PER

Recommendation:

Committee Decision:

Application Permitted provided that the application is prepared to enter into a legal agreement for the payment of £917 towards a financial contribution to the provision of public open space and;

Subject to the following condition(s):

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

Conditions/Reasons

1 The external parking and turning spaces as shown on approved drawing (DO2B (Redrawn)) shall be kept available for the parking of cars and retained at all times.

Reason: In the interests of highway safety.

Informatives

1. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service and in this instance the application was acceptable as submitted and no further assistance was required.

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

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA1, MTRA3, CP3, CP7, CP10, CP11, CP13, CP14, CP15, CP16, CP21
Winchester District Local Plan Review 2006: DP3, DP4, H3, T2, T4

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

5. During Construction, 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.

Wickham

Ward

Wickham

**WCC
05 Conservation
Area:**

Case No: 13/02480/TPO

Ref No: WTPO/1689/02

Date Valid: 4 November 2013

Grid Ref: 456880 111460

Team: 2_STH

Case Officer: Mr Thomas Gregory

Applicant: Mr Evans

Proposal: 1 no. Oak to fell (T1)

Location: 3 Copperwood Holt Close, Wickham, Fareham, Hampshire,
PO17 5EY

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 Following the removal of the tree(s) hereby consented, a Standard Hornbeam tree shall be planted within the area of trees subject to tree felling and within a period of 9 months.

If, within a period of 2 years from the date of planting, the tree (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted at the same place.

The Tree Officer shall be informed once the tree has been planted so that it can be inspected and deemed appropriate.

Reason: To maintain the tree cover and the contribution that trees make to the character and amenity of the area.

Informatives

1. A Standard is defined as having 10-12cm girth at planting and having a height between 3.5 and 4 metres at planting. Replacement of trees is enforceable in law and failure to comply with the condition could result in the issue of a tree replacement notice and prosecution if the local planning authority believes that the criteria of the condition has not been met.

Trees make an important contribution to the character of the conservation area creating a green environment which we all enjoy. Winchester City Council encourages the planting of new trees to replace any that are felled in order to maintain the positive benefits that trees provide.

