

## **PLANNING COMMITTEE**

**13 November 2014**

**Attendance:**

Councillors:

Ruffell (Chairman) (P)

Evans (P) (for Items 1-6)  
Izard (P)  
Jefferies (P)  
Johnston (P)  
McLean (P)

Pearson (P)  
Read (P) (for  
Items 1-3)  
Rutter (P)  
Scott (P)

**Others in attendance who addressed the meeting:**

Councillors Cook, Godfrey, Humby, Lipscomb, Stallard and Tait

**Others in attendance who did not address the meeting:**

Councillor Weston

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1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 16 October 2014, be approved and adopted.

2. **APPOINTMENT OF VICE-CHAIRMAN**

RESOLVED:

Following the consideration of Item 3, the Vice Chairman, Councillor Read left the meeting. Councillor Johnston was appointed as Vice Chairman from Item 4 onwards for the remainder of this meeting only.

3. **PLANNING APPLICATIONS SCHEDULE**  
(Report PDC1008 and Update Sheet refers)

The schedule of planning application 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 PDC1008.

Councillor Ruffell declared a personal (but not prejudicial) interest on Items 1 and 2 as a Ward Member. However, he had not participated in the representation on this application and he spoke and voted thereon.

Councillor Jeffs declared a personal (but not prejudicial) interest on Items 7 and 8 as a Ward Member, stating that he had had discussion with local residents regarding the application. However, as the interest declared was of a personal nature, he spoke and voted on these items.

**Applications inside the area of the South Downs National Park:**

Item 1: Torbay Farm, Sciviers Lane, Upham, Southampton -  
Demolition of existing buildings and erection of 19 no. dwellings including 8 no. affordable dwellings, an office unit (100sq mtrs) extension to May Cottage garden (370sq mtrs) public open space, access roads and landscaping  
Case number: SDNP/14/00467/OUT

The Head of Development Management referred Members to the Update Sheet which corrected an error in the Planning Applications Schedule which incorrectly states that the recommendation was to refuse. The application was recommended for approval as set out in the officer's report. Clarification of the applicant's offer of a £23,000 gift to Upham Parish Council was received, which was to be in lieu of a pedestrian crossing on Winchester Road offered by the developer but which had recently been installed by Hampshire County Council. It was pointed out that the gift could not be secured by a legal agreement with the Local Planning Authority since the works were a requirement of the current planning application. Confirmation was received that the Parish Council had agreed to adopt and maintain the play area with a commuted sum to help with on-going maintenance costs being secured by legal agreement. Additional comments were received from the National Park Link Officer and the Parish Council Affordable Housing Poll Results table were circulated.

During public participation, John Edwards and Gavin Taylor spoke in objection to the application, Parish Councillor Ann Judd spoke on behalf of Upham Parish Council, Councillor Ian Tait addressed the Committee in his capacity as Portfolio Holder for Housing Services and Tony Burton (Applicant) spoke in support and each answered Members' questions thereon.

During public participation, Councillor Ann Judd, Chair of Upham Parish Council indicated that there was clear local community support for the application with this being the preferred site within the Parish for any proposed development. The two areas of concern raised by Upham Parish Council related to drainage and highway issues.

In response to Members' questions, the applicant, Tony Burton advised that he would seek to negotiate an agreement for alternative public access. He

also confirmed that public access would not be restricted from Sciviers Lane to the site.

In summary, Councillor Tait stated that the City Council worked with partners to deliver affordable housing. In this case it was the Hampshire Alliance for Rural Affordable Housing, of which he was a Board member. Of the 19 properties on the development, eight were affordable dwellings of which six were to be rented and two were for shared ownership/ equity. Therefore, eight out of 19 units represented greater than 40% provision for affordable housing. Mention was made of the success of the scheme in Micheldever, and also a similar scheme in Hambledon which had been provided by the same applicant. The 19 high quality dwellings would be of mixed tenure and constructed to ensure that the affordable housing was unidentifiable from the private housing provision. There were a number of drainage issues on the site, but the officers had advised that these could be resolved.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the conditions), as set out in the Report and the Update Sheet, subject to inclusion within the Section 106 Agreement of provision to safeguard the right of the public to access the public open space (with authority delegated to the Head of Development Management to agree the wording).

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

Item 2: Torbay Farm, Sciviers Lane, Upham, Southampton  
Demolition of existing buildings and erection of 19 no. dwellings including 8 no. affordable dwellings, an office unit (100sq mtrs) extension to May Cottage garden (370 sq mtrs) public open space, wetland open space, access roads and landscaping.

Case number: 14/00199/OUT/W00387/33.

The Head of Development Management referred Members to the Update Sheet as referred to in item 1 above. It was also explained that Condition 13 of the recommendation should refer to the dwellings achieving level 5 for energy and level 4 for water and not level 4 for energy and level 5 for water in the Code for Sustainable Homes, as set out in the report's recommendation.

During public participation, John Edwards and Gavin Taylor spoke in objection to the application, Parish Councillor Ann Judd spoke on behalf of Upham Parish Council, Councillor Ian Tait addressed the Committee in his capacity as Portfolio Holder for Housing Services and Tony Burton (Applicant) spoke in support and each answered Members' questions thereon.

At the invitation of the Chairman, Councillor Humby (Leader of the Council, County Councillor and a Ward Member) addressed the Committee in relation to the school catchment area of the proposed development. He stated that school catchment area was as yet undecided between Upham and Durley Schools. In response, the applicant, Tony Burton, advised that the division of

the contribution of £80,000 by the developer towards local schools would be reviewed in consultation with the Leader of the Council.

In response to Members' questions, Tony Burton advised the Committee that in relation to the concerns highlighted by Officers and Members, he would work with the Council to design a site layout to ensure that the pond served a physical purpose and would provide an enhanced visual amenity within the site, with natural surveillance.

In summary, Councillor Tait drew attention that should the Committee be minded to approve the application, this would increase affordable housing by eight dwellings within 18 months and help meet existing housing demand.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the conditions) as set out in the Report and the Update Sheet, subject to an update to the S106 legal agreement to ensure the right of the public to access the public open space and an amendment to Condition 13 as set out above, with regard to the Code for Sustainable Homes

Item 3: Land adjacent to the Cemetery, Hoe Road, Bishops Waltham.  
New access road; car parking; construction of a new storage building and fencing above 2m high to facilitate the use of the land as allotments.  
Case number: 14/1700/FUL/W03681/05

The Head of Development Management referred Members to the Update Sheet which corrected an error in the Planning Applications Schedule which incorrectly states that the recommendation was to approve. The application was recommended for refusal as set out in the officer's report

During public participation, Mr Kingsland (Swanmore Parish Council and Cemetery Committee) spoke in objection to the application and Parish Clerk, Robert Shields, representing Bishops Waltham Parish Council, spoke in support of the application. Both answered Members' questions thereon.

Following debate, the Committee agreed to refuse the application for the reasons as set out in the Report and the Update Sheet.

Item 4: 39 Northbrook, Micheldever, Winchester.  
(HOUSEHOLDER) Two storey side extension incorporating 2 no. rooflights and 1 no. dormer, removal of existing carport and alterations to garage to create store.  
Case number: 14/01902/FUL/W20550/01.

The Head of Development Management referred Members to the Update Sheet which included additional comments from the Head of Historic Environment.

During public participation, Tiffany Llewelyn (Applicant) and Rupert Greatrix spoke in support of the application and answered Members' questions thereon.

During public participation, Councillors Godfrey and Lipscomb spoke as Ward Members.

In summary, Councillor Godfrey stated that the application property was situated adjacent to approximately 40 other properties on the road between Micheldever Village and Micheldever Station. The proposed extension was more in keeping with neighbouring buildings. The application property was a 16th century building within a large curtilage and the proposals would improve its character by removing the flat roof extension, oil tank and car port. The proposals did not increase intrusion into the landscape. There had been recent planning appeals in Bramdean and Colden Common when the Planning Inspector's advice had been that the proposals did not affect the character of the area. He suggested that the applicant had been confused by the advice provided by the Council's Historic Environment Team. The size of extension did not reduce the stock of small rural properties, nor did it affect affordable housing provision. The extension replaced a building of poor visual appearance and mostly kept to the old footprint and was subservient and did not cause harm as it respected and improved the property as a whole. It also left a gap of 30 metres to the neighbouring property, which was sufficient to provide space for an infill property. There were no objections to the application and it had the support of the parish council.

In summary, Councillor Lipscomb advised that he supported the points made by Councillor Godfrey. The application had many similarities to that of 114 Duke Street, Micheldever, which had been recommended for refusal but was approved following a site visit in May 2014. There were no objections to the application from within the village and it had clear community support as well as that of the parish council. The applicant had followed pre application advice and the extension was set well back from the road frontage and the improvement of the site would be of benefit as it enhanced the street scene. A Viewing Sub -Committee was requested if the Committee were minded to refuse the application.

In reply to questions from Members, the applicant reported that she would be willing to negotiate with the officers to reduce the size of the windows, including those on the gable, to achieve an acceptable scheme that was also financially viable.

At the conclusion of debate, the Committee agreed to hold a Viewing Sub Committee on Tuesday 25 November 2014 to determine the application. The reason for the Viewing Sub-Committee was to allow the Committee to view the proposed extension in its context to determine whether it was sympathetic to the historic building.

Item 5: 39 Northbrook, Micheldever, Winchester (HOUSEHOLDER) Two storey side extension incorporating 2 no. rooflights and 1 no. dormer, removal of existing carport and alterations to garage to create store  
Case number: 14/01903/LIS

The Head of Development Management referred Members to the Update Sheet which included minor corrections and additional comments from the Head of Historic Environment.

The Committee noted that the application was for listed building consent, linked to the proposals outlined in Item 4 above.

During public participation, Tiffany Llewelyn (Applicant) and Rupert Greatrix spoke in support of the application and answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to hold a Viewing Sub-Committee on Tuesday 25 November 2014 to determine the application. The reason for the Viewing Sub-Committee was to view the proposed extension in its context to determine whether it was sympathetic to the historic building.

Item 6: 121 Anmore Road, Denmead, Waterlooville. (AMENDED PLANS) Redevelopment comprising change of use from farmstead (C3/sui generis) to children's care home (C2) incorporating replacement farmhouse and barn, retention of paddocks, improvement to vehicular access, car parking landscaping and associated works (AFFECTS THE SETTING OF A LISTED BUILDING).  
Case number: 14/00890/FUL/W23120/01

The Head of Development Management referred Members to the Update Sheet which stated that two additional letters of objection and one letter of support had been received from local residents and that two further concerns had been raised by the Parish Council. It was also confirmed that additional conditions were proposed in relation to:- (i) the provision of adequate mitigation for protected species; (ii) the interests of highway safety; and (iii) the interests of the amenities of the locality. Officers verbally reported a further update regarding a condition for tree protection measures to be undertaken should the Committee be minded to approve the application.

During public participation, Angela Harding spoke in objection to the application and Gary Llewelyn (Agent) spoke in support and answered Members' questions thereon.

During public participation, Councillor Stallard spoke on this item as a Ward Member.

In summary, Councillor Stallard stated that there was concern amongst residents locally regarding highway and safety issues. The development was on a blind bend with limited ability to improve the splay of the entrance and in

a country lane with reduced footpaths/verges leading to possible hazardous situations for pedestrians, in particular, the young people using and residing at the site. The application was on a busy link road from Denmead and surrounding areas, so concern was expressed regarding the intended use of the site being a children's home. Therefore layout, location and design needed to be viewed in this context and in accordance with the County Residential Strategy which sought to provide Children's Homes that 'were in locations where children can have easy access to the community, schools and family'. In conclusion, Councillor Stallard advised that it was felt that this particular site was in an isolated location, away from the community environment and posed highway safety concerns for the children in its care.

At the conclusion of debate, the Committee agreed to grant permission for the reasons (and subject to the conditions and informatives) as set out in the Report, together with the additional conditions as set out in the Update Sheet regarding protected species, highway safety and amenities of the locality and two additional conditions, one regarding tree protection, and one condition requiring details of any lighting proposed at the site (with authority delegated to the Head of Development Management to agree the wording).

Item 7: Broadgate Lodge, Broad Street, Alresford.  
Alterations to existing dwelling and 2 storey side extension.  
Case number: 14/01974/LIS/W15967/09

The Head of Development Management referred Members to the Update Sheet which stated that one additional letter of objection has been received restating previous objections to the proposal and commenting on the Officer's report.

During public participation, Kevin Ryan, and Parish Clerk, Lisa Griffiths representing New Alresford Parish Council spoke in objection to the application and Peter Young (Applicant) and Stephen Hurrell (Agent) spoke in support and answered Members' questions thereon.

During public participation, Councillor Cook spoke on this item as Ward Member.

In summary, Councillor Cook stated that this was a controversial application in Broad Street, which was an historic part of town. The application site was within the curtilage of a listed building and also overlooked by another listed building. He drew attention that The Alresford Society had made representation stating the application was too large for a small site. It was felt that the application was overbearing and would change the visual character of the area, leading to overlooking and would be two times greater than the existing footprint thereby removing garden area and light. The application also included a garage that had been permitted but had never been built. Traffic movements could also be problematic. Councillor Cook suggested that the Committee visit the site before making its decision.

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

Item 8: Broadgate Lodge, Broad Street, Alresford.  
(HOUSEHOLDER) Two storey side extension and replacement two storey detached garage (RESUBMISSION).  
Case number: 14/01267/FUL/W15967/08

The Head of Development Management referred Members to the Update Sheet which stated one additional letter of objection had been received from a resident of the neighbouring property.

The Committee noted that that application was the detailed proposals linked to the listed building consent dealt with in Item 7 above.

During public participation, James Ekins spoke in objection to the application and Stephen Hurrell (Agent) spoke in support and answered Members' questions thereon.

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

Item 9: 4, Monkey Puzzle Court, North Drive, Littleton, Winchester  
(HOUSEHOLDER) Installation of UPVC cladding to cover existing timber  
Case number: 14/02030/FUL/W17595/03

The Head of Development Management referred Members to the Update Sheet which stated that three further letters of representation in support of the application had been received.

During public participation, Mr Warner spoke in support of the application and on behalf of Monkey Puzzle Court Property Management and three other owners in Monkey Puzzle Court and answered Members' questions thereon. Mr Warner addressed the matter raised regarding the removal of the existing timber frontage and advised that the replacement UPVC cladding had covered the existing timber used on the initial construction which had been poorly installed and was now rotten. The opportunity had been taken to install insulation to increase the thermal efficiency of the building.

At the conclusion of debate, the Committee agreed to grant planning permission as the application, in terms of its design, scale and layout responded positively and was acceptable (Policy DP3 ii) and was of a high quality design and made a positive contribution to the environment (Policy CP13).



RESOLVED:

1. That the decisions taken on the Planning 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 the following:

(i) Within item 2, the inclusion within the Section 106 Agreement of provision to safeguard the right of the public to access the public open space;

(ii) That items 4 and 5 be the subject of a Planning (Viewing) Sub-Committee on Tuesday 25 November 2014 to determine the application. The reason for the Viewing Sub-Committee was to view the proposed extension in its context to determine whether it was sympathetic to the historic building.

(iii) That item 9 be granted permission as the application, in terms of its design, scale and layout responded positively and was acceptable (Policy DP3 ii)) and was of a high quality design and made a positive contribution to the environment (Policy CP13).

2. That the decision taken on the Planning Application in relation to the application inside the area of the South Downs National Park be agreed as set out in the Schedule (appended to the minutes for information), subject to within item 1 the inclusion within the Section 106 Agreement of provision to safeguard the right of the public to access the public open space.

4. **CONFIRMATION OF TREE PRESERVATION ORDER 2112: LAND AT SYCAMORE HOUSE, FINCHES LANE, TWYFORD**  
(Report PDC1007 refers)

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2112 be confirmed.

The meeting commenced at 9.30am, adjourned for lunch between 1.30pm and 2.05pm and concluded at 6:10pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

**DECISIONS**

**13.11.2014**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON



Working in Partnership





1. Applications for the approval of the matters referred to herein shall be made within a period of three years from the date of this permission. The development to which the permission relates shall be begun not later than whichever is the later of the following dates:-

- (i) three years from the date of this permission; or
- (ii) two years from the final approval of the said reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason - To comply with the provisions of Section 92(2) of the Town and Country Planning Act, 1990

2. No development shall start until plans and particulars, showing either the detailed proposals for all the following aspects of the development or the individual phase of the development if a phasing plan has first been agreed in writing with the Planning Authority, have been submitted to and approved in writing by the Planning Authority. These details shall comprise the 'reserved matters' and shall be submitted within the time constraints referred to in Condition 1 and comprise:-

- (a) Appearance in respect of the aspects of any building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;
- (b) Landscaping in relation to the means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means, the planting of trees, hedges, shrubs or grass, the formation of banks, terraces or other earthworks, the laying out or soft landscaped areas, courts or squares, water features, sculpture, or public art and the provision of other amenity features;
- (c) Landscaping details showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition and also details of any proposals for the felling, lopping, topping or up-rooting of any tree;
- (d) Arrangements to be made for the future maintenance of landscaped and other open areas;
- (e) Layout of the development with respect to the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;
- (f) The provision to be made for the parking, turning, loading and unloading of vehicles;
- (g) The provision of street lighting, street furniture, lighting (including security lighting), bollards etc;
- (h) The provision to be made for the storage and removal of refuse from each part of the development;
- (i) Details of the existing and proposed ground levels, proposed external leaf DPC level, proposed finished floor levels, levels of any paths and parking areas and the

proposed completed height of the development and any retaining walls have been submitted to and approved in writing by the Planning Authority.

and;

(k) Scale, including, (insofar as it relates to the) height, width and length of individual buildings presented in the layout and appearance details hereby reserved.

Each of the above matters shall be implemented in accordance with the approved details before either any part of the development is occupied, or in accordance with an agreed phasing plan, whichever is the later, unless otherwise first agreed in writing by the Planning Authority.

Reason - To comply with Article 5 of the Town and Country Planning (Development Management (England) Procedure) Order 2010 (or any Order revoking and re-enacting that Order).

3. No development shall take place until a foul drainage scheme, and a surface water drainage scheme for the site, the latter being based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, have been submitted to and approved in writing by the local planning authority. The surface water drainage strategy should demonstrate the surface water run-off generated from all storms including the 1 in 2, 1 in 30 and 1 in 100 year 20% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall events. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason - (i) To prevent the increased risk of flooding, both on and off site (ii) To ensure adequate foul drainage is put in place to serve the development.

4. No development shall take place until a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- details of the Landscape Area for play layout, boundary treatment and planting, and its maintenance and management
- detail extent and type of new planting (NB planting to be of native species)
- details of timing of new planting prior to construction of any of the dwelling houses, thereby ensuring maturation at the point of completion/occupation of any of the dwellings;
- details of the replacement of the group of conifers located on the northern edge of the site (identified in the submitted Arboricultural Report ref: 13472-AIA, as G5
- details of maintenance regimes
- details of compensatory habitat i.e. hedgerow

- details of any new habitat created on site
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities

Reason - This condition is necessary to ensure the protection of landscape features on site and to protect wildlife and supporting habitat in line with national planning policy.

5. All works prescribed - both to trees and that related to demolition and construction activities shall be undertaken in strict accordance with the Arboricultural Information ref: 13472-AIA written by Barrie Draper of EcoUrban Limited and submitted to the Local Planning Authority. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Information ref: 13472-AIA written by Barrie Draper of EcoUrban Limited and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and will remain until the development is complete.

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

6. Development shall proceed in accordance with the measures set out in Section 4.0 Phase 1 and Phase 2 ecological assessment (ECOSA, January 2014), Section 4.0 of Phase 2 Great Crested Newt Report (ECOSA, September 2014). Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensure the favourable conservation status of protected species at the site.

7. Prior to commencement of any works, a detailed reptile mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented unless otherwise approved. The strategy shall be in accordance with the measures outlined in Briefing Note (ECOSA, 10th July 2014) and shall set out full details of mitigation including timings and schedule, methodology, details of pre-translocation works to the identified receptor area, and its on-going management.

Reason: To avoid harm to reptiles.

8. All external lighting to be installed at the site, as approved as part of the requirements of Condition 2 of this Outline permission, shall be of a type and detailed specification to be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise approved by the Local Planning Authority. Thereafter no other external lighting shall be installed unless otherwise approved in writing by the Local Planning Authority.

Reason - To protect the amenity of nearby residential occupiers and the dark night sky from unwarranted levels of light pollution within the South Downs National Park.

9. All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Planning Authority.

Development shall not re-start on site until the following details have been submitted to and approved in writing by the Planning Authority:-

(a) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.

(b) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site and (unless otherwise first agreed in writing by the Planning Authority)

(c) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages; and before any part of the development is occupied or used (unless otherwise first agreed in writing by the Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the Planning Authority.

The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. No building works shall commence on the Site until the design and construction details of the off-site highway traffic calming works have been approved by the Local Planning Authority in consultation with the local Highway Authority.

Reason - To ensure the necessary highways improvements works, off-site, are carried out.

11. No occupation of any unit on the Site shall take place, unless and until the approved off-site highway traffic calming works have been physically completed to the satisfaction of the Local Planning Authority, in consultation with the local Highway Authority.

Reason - To ensure the completion of the necessary highways improvements works off-site before the site is brought into use.

12. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason - For the avoidance of doubt and in the interests of proper planning.

13. The dwellings shall achieve Level 5 for energy and Level 4 for water of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 5 for energy and Level 4 for water has been achieved.

Reason - To ensure sustainable construction in accordance with policy CP11 of the Joint Core Strategy.

14. Demolition or construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason - To prevent noise and disturbance to neighbouring amenities.

15. No burning of materials or waste shall take place on the land.

Reason - To prevent disturbance to neighbouring amenities.



**Upham**

**Ward**

**Owslebury And Curdridge**

**02 Conservation**

**Area:**

**Case No:** 14/00199/OUT

**Ref No:** W00387/33

**Date Valid:** 23 January 2014

**Grid Ref:** 452455 119261

**Team:** 3\_SDNP **Case Officer:** Elaine Walters

**Applicant:** BB Property Ventures Ltd

**Proposal:** Demolition of existing buildings and erection of 19 no. dwellings including 8 no. affordable dwellings, an office unit (100sq mtrs) extension to May cottage garden (370sq mtrs) public open space, wetland open space, access roads and landscaping

**Location:** Torbay Farm, Sciviers Lane, Upham, Southampton, Hampshire, SO32 1HB

**Officer:** PER

**Recommendation:**

**Committee Decision:**

That planning permission be granted subject to the following condition(s) and a Section 106 Agreement in order to secure the following planning obligations under Section 106 of the Town and Country Planning Act and any other relevant provisions as set out below:

(i) Affordable housing nominations, mix and tenure;

(ii) Completion of the affordable housing before the occupation of 50% of the market housing hereby approved;

(iii) Open space transfer to Parish Council including, public right of access through the site to the open space and securing a commuted sum of £20,354.76 for maintenance;.

(iv) Maintenance of other on-site open space to include the SUDs feature (not including private gardens).

(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 Applications for the approval of the matters referred to herein shall be made within a period of three years from the date of this permission. The development to which the permission relates shall be begun not later than whichever is the later of the following dates:-

- (i) three years from the date of this permission; or
- (ii) two years from the final approval of the said reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason - To comply with the provisions of Section 92(2) of the Town and Country Planning Act, 1990.

2. No development shall start until plans and particulars, showing either the detailed proposals for all the following aspects of the development or the individual phase of the development if a phasing plan has first been agreed in writing with the Planning Authority, have been submitted to and approved in writing by the Planning Authority. These details shall comprise the 'reserved matters' and shall be submitted within the time constraints referred to in Condition 1 and comprise:-

- (a) Appearance in respect of the aspects of any building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;
- (b) Landscaping in relation to the means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means, the planting of trees, hedges, shrubs or grass, the formation of banks, terraces or other earthworks, the laying out or soft landscaped areas, courts or squares, water features, sculpture, or public art and the provision of other amenity features;
- (c) Landscaping details showing the position, type and spread of all existing trees on the site and a schedule detailing the size and physical condition of each tree and where appropriate, the steps to be taken to bring the tree(s) to be retained to a satisfactory condition and also details of any proposals for the felling, lopping, topping or up-rooting of any tree;
- (d) Arrangements to be made for the future maintenance of landscaped and other open areas;
- (e) Layout of the development with respect to the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development;
- (f) The provision to be made for the parking, turning, loading and unloading of vehicles;
- (g) The provision of street lighting, street furniture, lighting (including security lighting), bollards etc;
- (h) The provision to be made for the storage and removal of refuse from each part of the development;
- (i) Details of the existing and proposed ground levels, proposed external leaf DPC

level, proposed finished floor levels, levels of any paths and parking areas and the proposed completed height of the development and any retaining walls have been submitted to and approved in writing by the Planning Authority.

and;

(k) Scale, including, (insofar as it relates to the) height, width and length of individual buildings presented in the layout and appearance details hereby reserved.

Each of the above matters shall be implemented in accordance with the approved details before either any part of the development is occupied, or in accordance with an agreed phasing plan, whichever is the later, unless otherwise first agreed in writing by the Planning Authority.

Reason - To comply with Article 5 of the Town and Country Planning (Development Management (England) Procedure) Order 2010 (or any Order revoking and re-enacting that Order).

3. No development shall take place until a foul drainage scheme, and a surface water drainage scheme for the site, the latter being based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, have been submitted to and approved in writing by the local planning authority. The surface water drainage strategy should demonstrate the surface water run-off generated from all storms including the 1 in 2, 1 in 30 and 1 in 100 year 20% critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall events. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion.

Reason - (i) To prevent the increased risk of flooding, both on and off site (ii) To ensure adequate foul drainage is put in place to serve the development.

Reason - (i) To prevent the increased risk of flooding, both on and off site (ii) To ensure adequate foul drainage is put in place to serve the development.

4. No development shall take place until a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- details of the Landscape Area for play layout, boundary treatment and planting, and its maintenance and management
- detail extent and type of new planting (NB planting to be of native species)
- details of timing of new planting prior to construction of any of the dwelling houses, thereby ensuring maturation at the point of completion/occupation of any of the dwellings;
- details of the replacement of the group of conifers located on the northern edge of the site (identified in the submitted Arboricultural Report ref: 13472-AIA, as

G5

- details of maintenance regimes
- details of compensatory habitat i.e. hedgerow
- details of any new habitat created on site
- details of treatment of site boundaries and/or buffers around water bodies
- details of management responsibilities

Reason - This condition is necessary to ensure the protection of landscape features on site and to protect wildlife and supporting habitat in line with national planning policy.

5. All works prescribed - both to trees and that related to demolition and construction activities shall be undertaken in strict accordance with the Arboricultural Information ref: 13472-AIA written by Barrie Draper of EcoUrban Limited and submitted to the Local Planning Authority. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Information ref: 13472-AIA written by Barrie Draper of EcoUrban Limited and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site and will remain until the development is complete.

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

6. Development shall proceed in accordance with the measures set out in Section 4.0 Phase 1 and Phase 2 ecological assessment (ECOSA, January 2014), Section 4.0 of Phase 2 Great Crested Newt Report (ECOSA, September 2014). Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensure the favourable conservation status of protected species at the site.

7. Prior to commencement of any works, a detailed reptile mitigation strategy shall be submitted to and approved in writing by the Local Planning Authority, and thereafter implemented unless otherwise approved. The strategy shall be in accordance with the measures outlined in Briefing Note (ECOSA, 10th July 2014) and shall set out full details of mitigation including timings and schedule, methodology, details of pre-translocation works to the identified receptor area, and its on-going management.

Reason: To avoid harm to reptiles.

8. All external lighting to be installed at the site, as approved as part of the requirements of Condition 2 of this Outline permission, shall be of a type and detailed specification to be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting shall be installed, maintained and operated in accordance with the approved details

unless otherwise approved by the Local Planning Authority. Thereafter no other external lighting shall be installed unless otherwise approved in writing by the Local Planning Authority.

Reason - To protect the amenity of nearby residential occupiers and the dark night sky from unwarranted levels of light pollution within the South Downs National Park.

9. All development shall be stopped immediately in the event that contamination not previously identified is found to be present on the development site and details of the contamination shall be reported immediately in writing to the Planning Authority.

Development shall not re-start on site until the following details have been submitted to and approved in writing by the Planning Authority:-

(a) a scheme outlining a site investigation and risk assessments designed to assess the nature and extent of any contamination on the site.

(b) a written report of the findings which includes, a description of the extent, scale and nature of contamination, an assessment of all potential risks to known receptors, an update of the conceptual site model (devised in the desktop study), identification of all pollutant linkages and unless otherwise agreed in writing by the Planning Authority and identified as unnecessary in the written report, an appraisal of remediation options and proposal of the preferred option(s) identified as appropriate for the type of contamination found on site and (unless otherwise first agreed in writing by the Planning Authority)

(c) a detailed remediation scheme designed to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and a verification plan outlining details of the data to be collected in order to demonstrate the completion of the remediation works and any arrangements for the continued monitoring of identified pollutant linkages;

and before any part of the development is occupied or used (unless otherwise first agreed in writing by the Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out and a completion certificate confirming that the approved remediation scheme has been implemented in full shall both have been submitted to and approved in writing by the Planning Authority.

The above site works, details and certification submitted shall be in accordance with the approved scheme and undertaken by a competent person in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason - To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

10. No building works shall commence on the Site until the design and construction details of the off-site highway traffic calming works have been approved by the Local Planning Authority in consultation with the local Highway Authority.

Reason - To ensure the necessary highways improvements works, off-site, are carried out.

11. No occupation of any unit on the Site shall take place, unless and until the approved off-site highway traffic calming works have been physically completed to the satisfaction of the Local Planning Authority, in consultation with the local Highway Authority.

Reason - To ensure the completion of the necessary highways improvements works off-site before the site is brought into use.

12. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason - For the avoidance of doubt and in the interests of proper planning.

13. The dwellings shall achieve Level 5 for energy and Level 4 for water of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 5 for energy and Level 4 for water has been achieved.

Reason - To ensure sustainable construction in accordance with policy CP11 of the Joint Core Strategy.

14. Demolition or construction works shall not take place outside 08.00 hours to 18.00 hours Mondays to Fridays and 08.00 hours to 13.00 hours on Saturdays nor at any time on Sundays or Bank Holidays.

Reason - To prevent noise and disturbance to neighbouring amenities.

15. No burning of materials or waste shall take place on the land.

Reason - To prevent disturbance to neighbouring amenities.

### **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 Part 1 - Joint Core Strategy: Policies MTRA3, CP2, CP3, CP7, CP9, CP11, CP13, Cp19, CP20

Winchester District Local Plan Review 2006: Policies H.3, DP.3, DP.4, CE.1 - CE.28, T2-T4

3 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, updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. The applicant was updated of any issues after the initial site visit.

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.

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**03 Conservation**

**Area:**

**Case No:** 14/01700/FUL

**Ref No:** W03681/05

**Date Valid:** 25 July 2014

**Grid Ref:** 456592 117666

**Team:** 2\_STH **Case Officer:** Mr Nick Fisher

**Applicant:** Bishop's Waltham Parish Council

**Proposal:** Land adjacent to the Cemetery. Proposed new access road; car parking; construction of a new storage building and fencing above 2m high to facilitate the use of the land for allotments.

**Location:** Cemetery, Hoe Road, Bishops Waltham, Hampshire,

**Officer** REF

**Recommendation:**

**Committee Decision:**

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

**Conditions/Reasons**

1 The proposal is contrary policy T2 of the Winchester District Local Plan 2006 for the following reason:-

The available length of frontage to Hoe Road is insufficient to enable a satisfactory road junction, with adequate visibility splays to be provided. The increased use of which will lead to detrimental harm to highway safety.

**Informatives**

1. The development is not in accordance with the Policies and Proposals of the Development Plan set out below but there are other material considerations which indicate that the determination should be made other than in accordance with Development Plan as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.

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

Winchester District Local Plan Joint Core Strategy 2013: MTRA1, MTRA2, MTRA4, CP6, CP7, CP10, CP13, CP19, CP20

Winchester District Local Plan Review 2006: DP3, DP4, T2, T3, T4

3. In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals





**Micheldever**

**Ward**

**Wonston And Micheldever**

**05 Conservation**

**Area:**

**Case No:** 14/01903/LIS

**Ref No:** W20550/02LB

**Date Valid:** 1 September 2014

**Grid Ref:** 451007 139539

**Team:** 1\_NTH **Case Officer:** Nicholas Billington

**Applicant:** Tiffany Llewelyn

**Proposal:** Two storey side extension incorporating 2 no. rooflights and 1 no. dormer, removal of existing carport and alterations to garage to create store

**Location:** 39 Northbrook Micheldever Winchester Hampshire SO21 3AJ

**Officer** REF

**Recommendation:**

**Committee Decision:**

DEFER for Consideration of Planning Viewing Sub Committee to be held on 25th November 2014.



and local amenity.

3 Sample panels of all new facing brickwork showing the proposed brick types, colour, texture, face bond and pointing shall be provided on site and the specification approved in writing by the Local Planning Authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed.

Reason: In the interests of visual amenity.

4 Samples of all materials (including all windows, external joinery, cladding materials etc) shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved samples.

Reason: In the interests of visual amenity.

5 Precautions shall be taken to secure and protect the listed barn against accidental loss, damage or vandalism during the building work. Details shall be submitted to and approved by the local planning authority before works begin on site and the relevant work carried out in accordance with such approval.

Reason: In the interests of preserving the listed barn and ensuring it is protected from vandalism or damage during the development process.

6 No development shall take place until a management plan setting out how the stables will be available for public use is submitted to and approved in writing by the Local Planning Authority. The use of the stables shall comply with the requirements of this plan thereafter.

Reason: To ensure that the stables provide a benefit for the local community.

7 No development shall take place until details of hard 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 landscaping:

- means of enclosure
- hardsurfacing materials

Hard landscaping shall be completed prior to the occupation of the dwelling hereby approved.

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

8 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.

9 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority. The works hereby permitted shall be carried out in accordance with the approved details.

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

10 Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the dwelling hereby approved is first occupied.

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

11 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.

12 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.

13 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 10.0m metres from the highway boundary.

Reason: In the interests of highway safety.

14 Before the development hereby approved is first brought into use, visibility splays of 2.4 metres by 43.0 metres shall be provided at the junction of the access and public highway. The splays shall be kept free of obstacles at all times. No structure, erection or vegetation exceeding 300mm in height above the level of the adjacent highway shall be permitted within the splays.

Reason: In the interests of highway safety.

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

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

16 Any gates provided shall be set back a minimum distance of 10.0m metres from the edge of the carriageway of the adjoining highway.

Reason: In the interests of highway safety.

17 Development shall proceed in accordance with the outline measures set out in Appendix 1 of the SLR Bat Survey and Assessment Report (June 2014). Thereafter, the existing and replacement bat roosts shall be permanently maintained and retained.

Reason: To ensure the favourable conservation status of bats.

18 Works shall be carried out in accordance with measures set out in section 5.0 of Preliminary Ecological Appraisal (SLR, March 2014) unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to provide adequate mitigation for protected species.

19 Prior to commencement, a detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted for written approval to the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.

Reason: To enhance biodiversity in accordance with the Natural Environment and Rural Communities Act 2006.

20 No development/demolition or site preparation shall take place until the

applicant or their agents or successors in title has secured the implementation of a programme of archaeological mitigation work in accordance with a Written Scheme of Investigation that has been submitted to and approved by the local planning authority in writing. No demolition/development or site preparation shall take place other than in accordance with the Written Scheme of Investigation approved by the LPA. The Written Scheme of Investigation shall include:

1. An assessment of significance and research questions
2. The programme and methodology of site investigation and recording
3. Provision for post investigation assessment, reporting and dissemination
4. Provision to be made for deposition of the analysis and records of the site investigation (archive).

Reason: To mitigate the effect of the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations, in compliance with policy HE.1 of the Winchester District Local Plan Review.

21 Following completion of all archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports and publication.

Reason: To ensure that evidence from the historic environment contributing to our knowledge and understanding of our past is captured and made publicly available, in compliance with policy HE.1 of the Winchester District Local Plan Review.

22 Prior to the occupation of the development hereby permitted detailed information demonstrating that the new farmhouse and residential barn meet BREEAM Excellent level shall be submitted to and approved in writing by the Local Planning Authority. The development shall be built in accordance with these findings.

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.

23 Protective measures, including fencing and ground protection, in accordance with the submitted Arboricultural Impact Assessment by The Tree and Woodland Company Ref. 1075-R-001 ROS dated April 2014 shall be installed prior to any demolition, construction or groundwork commencing on the site and will remain until the development is complete. The Council's Tree Officer shall be informed once protective measures have been installed so that they can be inspected and deemed appropriate.

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

24 No lighting shall be installed on site without the prior consent of the Local Planning Authority. Details of any lighting required shall be submitted to and approved in writing prior to development commencing on site. Any lighting approved shall be installed in accordance with these approved details.

Reason: In the interests of the character and appearance of the locality.

25 No development shall take place or any removal or reduction of the hedge along the boundary with Anmore Road until Phase 2 Dormouse surveys including mitigation measures have been undertaken and submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with these approved details.

Reason: In order to provide adequate mitigation for protected species.

26 No part of the development shall be occupied until such time as full details of the site vehicular access works on Anmore Road have been agreed with the County Council and implemented to the written satisfaction of the County Council.

Reason: In the interests of highway safety.

27 Details of the facilities for the storage of horse manure and its means of disposal from the site, shall be submitted to and approved in writing by the Local Planning Authority before the use of the stables is commenced. The facilities shall be provided and thereafter maintained in accordance with the approved details.

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

### **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 updated of any issues after the initial site visit.

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, MTRA4, CP6, CP10, CP11, CP13, CP16, CP17, CP20

Winchester District Local Plan Review 2006: DP3, DP4, CE23, HE1, 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.

6. The applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - [www.winchester.gov.uk](http://www.winchester.gov.uk).

7. The applicant is advised that no works to the timber framed barn shall take place until a separate application for listed building consent is submitted to and approved in writing by the Local Planning Authority. This should include a full specification for all conservation works and a full framing plan of the listed building showing how the proposed works will effect the historic fabric of the barn.

**New Alresford**

**Ward**

**The Alresfords**

**07 Conservation** New Alresford Conservation Area  
**Area:**  
**Case No:** 14/01974/LIS  
**Ref No:** W15967/09  
**Date Valid:** 21 August 2014  
**Grid Ref:** 458853 132887  
**Team:** 1\_NTH **Case Officer:** Richard Whittington  
**Applicant:** Mr P Young  
**Proposal:** Alterations to existing dwelling and 2 storey side Extension  
**Location:** Broadgate Lodge Broad Street Alresford Hampshire SO24  
9AN  
**Officer** PER  
**Recommendation:**

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

**Conditions/Reasons**

1 The works hereby consented to shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with the provision of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2 Samples of external materials shall be submitted to and approved in writing by the Local Planning Authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved samples.

Reason: In the interests of visual amenity.

3 A sample panel of all new facing brickwork and pointing shall be provided on site and the specification approved in writing by the LPA before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed.

Reason: To prevent harm to the special character and appearance of the Conservation Area.

4 Details of all new joinery shall be submitted in advance and approved in writing by the LPA to ensure materials, dimensions and profiles are appropriate to the Conservation Area.



Reason: In the interests of visual amenity.

3 A sample panel of all new facing brickwork and pointing shall be provided on site and the specification approved in writing by the LPA before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed.

Reason: To prevent harm to the special character and appearance of the Conservation Area.

4 Details of all new joinery shall be submitted in advance and approved in writing by the LPA to ensure materials, dimensions and profiles are appropriate to the Conservation Area.

Reason: To prevent harm to the special character and appearance of the Conservation Area.

5 Prior to commencement of development, the mature Beech hedging that runs along the Northern boundary of the site is to be protected from development by means of fixed Heras fencing along the edge of the root protection area of the Beech, details of which are to be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interests of protecting the hedge on the northern boundary of the site.

### **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.

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: CP20,  
Winchester District Local Plan Review 2006: DP3, DP4, HE4, HE5, HE14

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 applicant is advised that one or more of the Conditions attached to this permission need to be formally discharged by the Local Planning Authority before works can commence on site. Details, plans or samples required by Conditions should be submitted to the Council at least 8 weeks in advance of the start date of works to give adequate time for these to be dealt with. If works commence on site before all of the pre-commencement conditions are discharged then this would constitute commencement of development without the benefit of planning permission and could result in Enforcement action being taken by the Council.

The submitted details should be clearly marked with the following information:

The name of the planning officer who dealt with application

The application case number

Your contact details

The appropriate fee.

Further information, application forms and guidance can be found on the Council's website - [www.winchester.gov.uk](http://www.winchester.gov.uk).

**Littleton And Harestock**

**Ward**

**Littleton And Harestock**

**09 Conservation**

**Area:**

**Case No:** 14/02030/FUL

**Ref No:** W17595/03

**Date Valid:** 12 September 2014

**Grid Ref:** 445783 132126

**Team:** 1\_NTH **Case Officer:** Nicholas Billington

**Applicant:** Mr Pelham Warner

**Proposal:** (HOUSEHOLDER) Installation of UPVC Cladding to cover existing Timber (RETROSPECTIVE)

**Location:** 4 Monkey Puzzle Court North Drive Littleton Winchester Hampshire SO22 6BY

**Officer** REF

**Recommendation:**

**Committee Decision:**

OVERTURN:-

(No conditions)