

PLANNING COMMITTEE

8 January 2015

Attendance:

Councillors:

Ruffell (Chairman) (P)

Evans (P)

Izard (P)

Jefferies

Johnston (P)

McLean (P) (for Items 1-2 and Item 5)

Pearson (P)

Read (P)

Rutter (P)

Scott (P)

Others in attendance who addressed the meeting:

Councillors Nelmes, Thompson and Weir

Others in attendance who did not address the meeting:

Councillor Tait

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee, held on 9 December 2014, be approved and adopted.

2. **PLANNING APPLICATIONS SCHEDULE**
(Report PDC1015 and Update Sheet refers)

The schedule of planning application decisions arising from consideration of the above Report was circulated separately and forms an appendix to the minutes.

The Committee agreed to receive the Update Sheet as an addendum to Report PDC1015.

Councillor Pearson declared a personal (but not prejudicial) interest in respect of Item 2 as a Ward Member. However, he had not participated in any discussions on this application and he spoke and voted thereon.

Councillor Johnston declared a personal (but not prejudicial) interest in respect of Items 3 and 4 as he served as a Board Member on the Winchester

Housing Trust together with Mr John Wells, Works Bursar at Winchester College who was an employee of the applicant, Winchester College. However, having a personal interest only he spoke and voted thereon.

Councillor Read made a personal statement that he had previously discussed a highway matter with the applicant for Item 1. However, this had no bearing on the application and as such he participated in the discussion and voting thereon.

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

Item 1: Worlds End Cottage, Apless Lane, Worlds End, Hambledon

Waterlooville – Construction of covered manège

Case number: 14/02297/FUL/W06312/06

The Head of Development Management referred Members to the Update Sheet which included the rewording of reason for refusal 01 to include reference to Policy RT11.

The Update Sheet also included one additional letter of objection from a neighbouring property regarding the presence of slow worms at the site. A consultation response from Hampshire County Council Ecologist stated that there was a lack of information regarding ecological matters, including a potential risk that reptiles could be present, particularly in the long grassed area along the boundaries Mitigation measures were outlined accordingly.

As a result of Hampshire County Council's Ecologists comments, additional reason for refusal 05 was proposed as set out in the Update Sheet.

During public participation, Keith Brown spoke in objection to the application and Ian Donohue (agent) spoke in support of the application and each answered Members' questions thereon.

At the conclusion of debate, the Committee agreed to refuse the application for the reasons and informatives, as set out in the Report, together with the additional reasons for refusal contained in the Update Sheet, as detailed above.

Item 2: Land adjacent to 2 Spring Vale, Swanmore

Erection of 2 no. new three Bedroom Dwellings.

Case number: 14/01961/FUL/W23936

During public participation, Helen Farnham (representative from the Winchester City Council New Homes Delivery Team) spoke in support of the application and answered Members' questions thereon.

Following debate, the Committee agreed to grant permission for the reasons (and subject to the conditions and informatives), as set out in the Report.

Item 3: Winchester College Art School, 21 Kingsgate Road, Winchester
Replacement of failing ceramic tile cladding to link structure, with aluminium
tiled cladding

Case number: 14/02411/LIS/W06327/17

During public participation, Arthur Morgan and Jock McDonald spoke in objection to the application and Simon Goddard (Agent) spoke in support and each answered Members' questions thereon.

In response to Members' questions and concerns in relation to the replacement materials proposed, with permission of the chairman, the agent, Simon Goddard, circulated samples of the reflective aluminium tiling and the clips to secure the cladding in place for the Committee to inspect.

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.

Item 4: Winchester College Art School, 21 Kingsgate Road, Winchester
Replacement of failing ceramic tile cladding to link structure, with aluminium
tiled cladding

Case number: 14/02093/FUL/W06327/16

Members were referred to the application for listed building consent considered in Item 3 above.

During public participation, Arthur Morgan spoke in objection to the application and Simon Goddard (agent) spoke in support of the application and each answered Members' questions thereon.

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

Item 7: 29, Denham Close, Winchester

1 no. Horse Chestnut to fell

14/02345/TPO/WTPO/1046/35

During public participation, Colin Butterworth (Applicant) spoke in support of the application and answered Members' questions thereon.

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

In summary, Councillor Nelmes stated that the applicant had spent time and money over the years in an attempt to maintain the tree and preserve its health including, the installation of bracing/strapping support to help improve the structure. However, the tree was diseased and suffering from leaf miner and leaf blotch fungus. Due to a split in the centre of the tree trunk that had occurred seven to eight feet above ground level and the size of the species,

the core of the tree was also now open to the elements and water had begun rotting the integral wood of the tree, thus making it a safety concern for the applicant's property and nearby neighbouring properties, several of whom had submitted letters in support of the application.

Councillor Nelmes advised that the applicant had sought professional advice and received written support via email from Professor Woodward, Government Tree Advisor from the University of Aberdeen, who was supportive of the applicant's proposal that the tree should be removed and replaced.

During discussion, the Committee considered that, due to the deterioration in the health and safety of the tree, and it no longer contributing to the area as an attractive community amenity, it should not be retained. Therefore, the Committee did not support the recommendation to refuse as set out in the Report and instead agreed to grant consent to fell the tree, subject to conditions including planting of a replacement tree of a heavy standard, similar in size and scale to that being removed (preferably Walnut), with the location of the replacement species to be agreed, in consultation with the applicant. Detailed wording of reasons and conditions was delegated to the Head of Development Management, in consultation with the Chairman,

The following items had no public participation.

Item 5: River Cottage Canteen, Abbey Mill, Colebrook Street, Winchester
2 no. fascia signs consisting of built-up lettering in cooper and stainless steel
with halo illumination, mounted on unframed panels made up of wide
untreated oak boards (AFFECTS THE SETTING OF A LISTED BUILDING)
Case number: 14/02374/AVC/W00202/38A

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

Item 6: Abbey Mill, Colebrook Street, Winchester
2 no. fascia signs consisting of built-up lettering in copper and stainless steel,
mounted on unframed panels made up of wide untreated oak boards, halo
illumination
Case number: 14/02375/LIS/W00202/39LB

Members were referred to the application for advertisement consent considered in Item 5 above, which runs parallel to this application.

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.

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) That, item 7, be granted consent, due to the deterioration in the health and safety of the tree, no longer contributing to the area as an attractive community amenity, subject to conditions including planting of a replacement tree of a heavy standard and similar in size and scale to that being removed, and location of the replacement species to be agreed in consultation with the applicant with detailed wording of reasons and conditions being delegated to the Head of Development Management, in consultation with the Chairman,

3. **CONFIRMATION OF TREE PRESERVATION ORDER 2122: LAND AT 23 FLEMING ROAD, WEEKE**
(Report PDC1013 refers)

RESOLVED:

That, having taken into consideration the representations received, Tree Preservation Order 2122 be confirmed with modification reflecting the correct position of the tree.

4. **CONFIRMATION OF TREE PRESERVATION ORDER 2117: LAND AT 11 & 12 ELIZABETH PLACE, CHILBOLTON AVENUE, WINCHESTER**
(Report PDC 1014 refers)

The Head of Development Management referred Members to the Update Sheet which included an additional five letters of support for the application to confirm Tree Preservation Order 2117.

During public participation, Hillary Whittaker and Lynne Gibson spoke in objection to the application and Jill Bulby spoke in support of the application and each answered Members' questions thereon.

During public participation, Councillors Thompson and Weir spoke as Ward Members.

In summary, Councillor Thompson stated that at the time residents of Elizabeth Place brought their properties, there were no Tree Preservation Orders in place and the quantity of trees and type of planting on site was not envisaged. Councillor Thompson advised that whilst residents of Elizabeth Place had no objection to screening, the species used to screen the development for properties in Stockers Avenue were of concern. In an attempt

to resolve this matter amongst themselves, residents of Elizabeth Place had suggested holding a meeting with all relevant parties to bring this matter to a satisfactory conclusion for all concerned but no response had been received to their communication.

In summary, Councillor Weir stated that she was speaking on behalf of the residents from 33-45 Stockers Avenue and as Ward Member of St Barnabas in support of the application. The application presented a difficult case from both sides with consultation with residents on the screening proposals considered insufficient. However, with the land rising on the boundary, the need to maintain the privacy for residents in Stockers Avenue was of utmost importance, with the need to secure the retention of the new planting replaced by Alfred Homes to act as screening, following the variation previously permitted for the removal of the mature conifers along the western boundary of the site.

RESOLVED:

That, following debate and having taken into consideration the representations received, Tree Preservation Order 2117 be confirmed.

5. **MINUTES OF PLANNING (VIEWING) SUB-COMMITTEE HELD ON 25 NOVEMBER 2014**
(Report PDC1016 refers)

RESOLVED:

That the minutes of the Planning (Viewing) Sub-Committee, held on 25 November 2014 (relating to 39, Northbrook, Micheldever), be received (attached as Appendix B to these minutes).

The meeting commenced at 9:30am, adjourned for lunch between 12.15pm and 2pm and concluded at 3.50pm.

Chairman

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

DECISIONS

08.01.2015

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON



Working in Partnership



Denmead

Ward

Denmead

01 Conservation

Area:

Case No: 14/02297/FUL

Ref No: W06312/06

Date Valid: 15 October 2014

Grid Ref: 463071 111622

Team: 2_STH

Case Officer: Mr Nick Fisher

Applicant: Mr & Mrs R Gale

Proposal: Construction of a covered manege

Location: Worlds End Cottage, Apless Lane, Worlds End, Hambledon, Waterlooville, Hampshire, PO7 4QA

Officer: REF

Recommendation:

Committee Decision: RESUSED SUBJECT TO THE FOLLOWING REFUSAL REASON(S):-

Conditions/Reasons

1 The proposed development is contrary to policies DP3, DP4 and RT11 of the Winchester District Local Plan Review and policies 2006, and MTRA4, CP13, and CP20 of the Winchester District Local Plan Joint Core Strategy 2013 for the following reason:-

The proposed covered manege due to its size, scale and location will be harmful to the character and appearance of the rural area. The proposed building is out of keeping with the rural environment and scale of nearby buildings. The proposal would if granted, lead to further sub-urbanisation of the area. When viewed from certain locations in the local public realm and especially during the winter months the proposed covered manege will be a prominent form of development.

2 The application is contrary to policy DP3 and DP10 of the Winchester District Local Plan Review for the following reason.

The proposed covered manege will have a detrimental impact upon the residential amenity of the occupants of nearby dwellings. When viewed from Swevenings and Spring Firs, the proposed building will appear to be excessively visually prominent, overbearing, and out of character with the rural area.

The proposed southern elevation which is open, has the potential to lead to light pollution that would be harmful to the residential amenity of the occupants of nearby properties. When internally illuminated during the winter months and evenings the visual prominent of the building will be increased by the proposed internal illumination. Insufficient information has been provided with the application to

demonstrate that light pollution will not be harmful to residential amenity.

3 The proposed development is contrary to policy CP17 from the Winchester District Local Joint Core Strategy 2013 for the following reasons:-

The application has failed to demonstrate that the proposed building can be adequately drained without potentially causing flooding to neighbouring land.

4 The proposal is contrary to policy DP4 of the Winchester District Local Plan Review 2006 for the following reason:-

There is a lack of information regarding the potential impact that the proposals may have on the trees nearby to the proposed indoor manege and a lack of information regarding the methods used to ensure that the retained trees are protected during construction.

5 The proposal is contrary to policy DP4 of the Winchester District Local Plan Review 2006 and policy CP16 of the Winchester District Local Plan Joint Core Strategy 2013 for the following reason:-

Insufficient information has been provided regarding ecology and wildlife. It has not been clearly demonstrated that ecology and wildlife / bio diversity will not be harmed by the proposed development.

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:DS1, MTRA4, CP13, CP17, CP20

Winchester District Local Plan Review 2006: DP3, DP4, DP10, RT11, 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 and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

Swanmore

Ward

Swanmore And Newtown

02 Conservation

Area:

Case No: 14/01961/FUL

Ref No: W23936

Date Valid: 4 September 2014

Grid Ref: 457344 116031

Team: 2_STH **Case Officer:** Mr Simon Avery

Applicant: New Homes Delivery Team

Proposal: Erection of 2 no new three Bedroom Dwellings

Location: Land Adjacent, 2 Spring Vale, Swanmore, Hampshire

Officer PER

Recommendation:

**Committee Decision: APPROVE SUBJECT TO THE FOLLOWING
CONDITION(S):-**

Conditions/Reasons

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

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

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

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

3 The doors and windows on the development hereby approved shall be recessed a minimum of 75mm.

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

4 Hard landscaping works shall be carried out in accordance with the details shown on approved drawing No. 103 'External Works Details' prior to the occupation of the building or the completion of the development whichever is the sooner.

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

5 The soft landscaping details as shown on approved drawing No. 9290 'Soft

Landscaping Proposals for Development at Spring Vale, Swanmore' 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.

6 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.

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

Reason: To protect the amenities of the locality and to maintain a good quality environment.

8 Prior to the occupation of the development hereby permitted detailed information (in the form of SAP as built stage data) shall be submitted to and approved in writing by the Local Planning Authority. This information shall demonstrate that the homes meet the following levels:

- (i) In relation to Ene1 the Dwelling emission rate (DER) to achieve a 43% improvement on the target emission rate (TER);
- (ii) In relation to Ene2 the Fabric energy efficiency (FEE) to achieve Code 5 standard for energy;
- (iii) In relation to water to achieve the Code 4 standard (in the form of a BRE water calculator).

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.

9 The proposed access and drive, including the footway crossing shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory means of access.

10 Before the development hereby approved is first brought into use, a minimum of two car parking spaces shall be provided within each curtilage of the site and thereafter maintained and kept available.

Reason: To ensure adequate car parking provision within the site in accordance with the standards of the Local Planning Authority.

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

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

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

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

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

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

12 Prior to the occupation of the development hereby permitted, written verification produced by the suitably qualified person 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.

13 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.

14 The measures as detailed in section 5.2.2 of the Ecological Appraisal Report (Lindsay Carrington Ecological Services, January 2014) shall be implemented in full, unless otherwise approved in writing by the Local Planning Authority. Thereafter, the enhancement measures shall be permanently maintained and retained in accordance with the approved details.

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

15 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: AV180214 written by James Fuller of Arbor-Venture Tree Care and submitted to the Local Planning Authority.

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

16 Protective measures, including fencing and ground protection, in accordance with the Arboricultural Information ref: AV180214 written by James Fuller of Arbor-Venture Tree Care 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.

All works carried out within the construction exclusion zone as identified by the protective fencing shall be carried out under the supervision of a person suitably qualified and experienced in arboriculture and approved by the Local Planning Authority.

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

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: MTRA2, CP2, CP3, CP11, CP13, CP14, CP16, CP17, CP20

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.

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.

7. The applicant is advised that in relation to condition 9 a licence is required from Hampshire Highways Winchester, Bishops Waltham Depot Botley Road, Bishops Waltham, SO32 1DR prior to commencement of access works.
8. Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.
9. It is recommended that the Tree Officer is informed once protective measures have been installed so that they can be inspected and deemed appropriate. Evidence will also be required to demonstrate that the protective measures have been installed prior to any demolition, construction or groundwork commences on the site and to show that it has remained until the development is completed before the relevant condition may be discharged.

Winchester Town

Ward

St Michael

03 Conservation

Area:

Case No: 14/02411/LIS

Ref No: W06327/17

Date Valid: 28 October 2014

Grid Ref: 448096 128804

Team: 2_STH **Case Officer:** Nicholas Billington

Applicant: Winchester College

Proposal: Replacement of failing ceramic tile cladding to link structure, with aluminium tiled cladding

Location: 21 Kingsgate Road, Winchester, Hampshire, SO23 9PG

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

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

3 No development/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 historic building recording 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. The programme and methodology of site investigation and recording
2. Provision for reporting and dissemination
3. Provision to be made for deposition of the records of the site investigation (archive)

4. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

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.

4 Following completion of historic building recording 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.

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: DS.1, CP.20
Winchester District Local Plan Review 2006: DP.3, HE.14

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 and,
- 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 the applications progress throughout its assessment.

Winchester Town

Ward

St Michael

04 Conservation

Area:

Case No: 14/02093/FUL

Ref No: W06327/16

Date Valid: 23 September 2014

Grid Ref: 448097 128806

Team: 2_STH **Case Officer:** Nicholas Billington

Applicant: Winchester College

Proposal: Replacement of failing ceramic tile cladding to link structure, with aluminium tiled cladding.

Location: Winchester College Art School, 21 Kingsgate Road, Winchester, Hampshire, SO23 9PG

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

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

3. No development/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 historic building recording 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. The programme and methodology of site investigation and recording
2. Provision for reporting and dissemination

3. Provision to be made for deposition of the records of the site investigation (archive)
4. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

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.

- 4 Following completion of historic building recording 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.

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: DS.1, CP.20
Winchester District Local Plan Review 2006: DP.3, HE.14
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 and,
 - 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 the applications progress throughout its assessment.

Winchester Town

Ward

St Michael

05 Conservation Winchester Conservation Area
Area:
Case No: 14/02374/AVC
Ref No: W00202/38A
Date Valid: 14 October 2014
Grid Ref: 448440 129220
Team: 2_STH **Case Officer:** Mr Nick Fisher
Applicant: River Cottage
Proposal: 2no. fascia signs consisting of built-up lettering in copper and stainless steel with halo illumination, mounted on unframed panels made up of wide untreated oak boards (AFFECTS THE SETTING OF A LISTED BUILDING)
Location: River Cottage, Canteen Abbey Mill, Colebrook Street, Winchester, Hampshire, SO23 9LH
Officer PER
Recommendation:

**Committee Decision: APPROVE SUBJECT TO THE FOLLOWING
CONDITION(S):-**

Conditions/Reasons

1 This consent shall be for a limited period of five years from the date of this notice.

Reason: To comply with the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

2 Any advertisements displayed and any site used for the display of advertisements shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

3 Any structure or hoarding erected or used principally for the purpose of display of advertisements shall be maintained in a safe condition.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

4 Where an advertisement is required, under the Control of Advertisement Act 2007, to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: As required by the provisions of the Control of Advertisement Act 2007 .

5 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

6 No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1992.

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 Joint Core Strategy 2013: CP20

Winchester District Local Plan Review 2006: DP3, DP4, HE4, HE5, HE11, HE14

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 and,

- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

Winchester Town

Ward

St Michael

06 Conservation Winchester Conservation Area
Area:
Case No: 14/02375/LIS
Ref No: W00202/39LB
Date Valid: 10 October 2014
Grid Ref: 448436 129224
Team: 2_STH **Case Officer:** Mr Nick Fisher
Applicant: Mr Rob Love
Proposal: 2no. fascia signs consisting of built-up lettering in copper and stainless steel, mounted on unframed panels made up of wide untreated oak boards, halo illumination
Location: Abbey Mill, Colebrook Street, Winchester, Hampshire, SO23 9LH
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).

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 Joint Core Strategy 2013: CP20
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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 and,
- updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

Winchester Town

Ward

St Bartholomew

07 Conservation

Area:

Case No: 14/02345/TPO

Ref No: WTPO/1046/35

Date Valid: 3 October 2014

Grid Ref: 447998 130709

Team: 2_STH **Case Officer:** Mr Thomas Gregory

Applicant: Mr Colin Butterworth

Proposal: 1 no. Horse Chestnut to fell

Location: 29 Denham Close Winchester Hampshire SO23 7BL

Officer REF

Recommendation:

Committee Decision: **OVERTURN – Permission granted for the felling of 1 Horse Chestnut Tree with a replacement heavy standard walnut tree.**

Conditions/Reasons

1 No development shall commence until a plan showing the location of where the Walnut tree is to be planted, in close proximity to the stump of the horse chestnut to be felled has been submitted to and approved in writing by the local planning authority.

A replacement heavy standard Walnut tree shall be planted within 9 months of the felling of the horse chestnut tree and shall adhere to current British Standard BS8545 2014.

If, within a period of 2 years from the date of planting, the Walnut 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 important trees make to the character and amenity of the area.

Informatives

1. A Heavy Standard is defined as having 14-16cm girth at planting and having a height between 4 and 6 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.

PDC 1013

Conservation

Area:

Case No:

Ref No: TPO 2122

Date Valid:

Grid Ref:

Team:

Case Officer: Ivan Gurdler

Applicant:

Proposal:

Location: Land at Fleming Road, Winchester

Officer: PER(with modification)

Recommendation:

Committee Decision: That TPO 2111 be confirmed (with modification).

PDC 1014

Conservation

Area:

Case No:

Ref No: TPO 2117

Date Valid:

Grid Ref:

Team:

Case Officer: Ivan Gurdler

Applicant:

Proposal:

Location: Land at Elizabeth Place, Winchester

Officer: PER

Recommendation:

Committee Decision: That TPO 2117 be confirmed.