

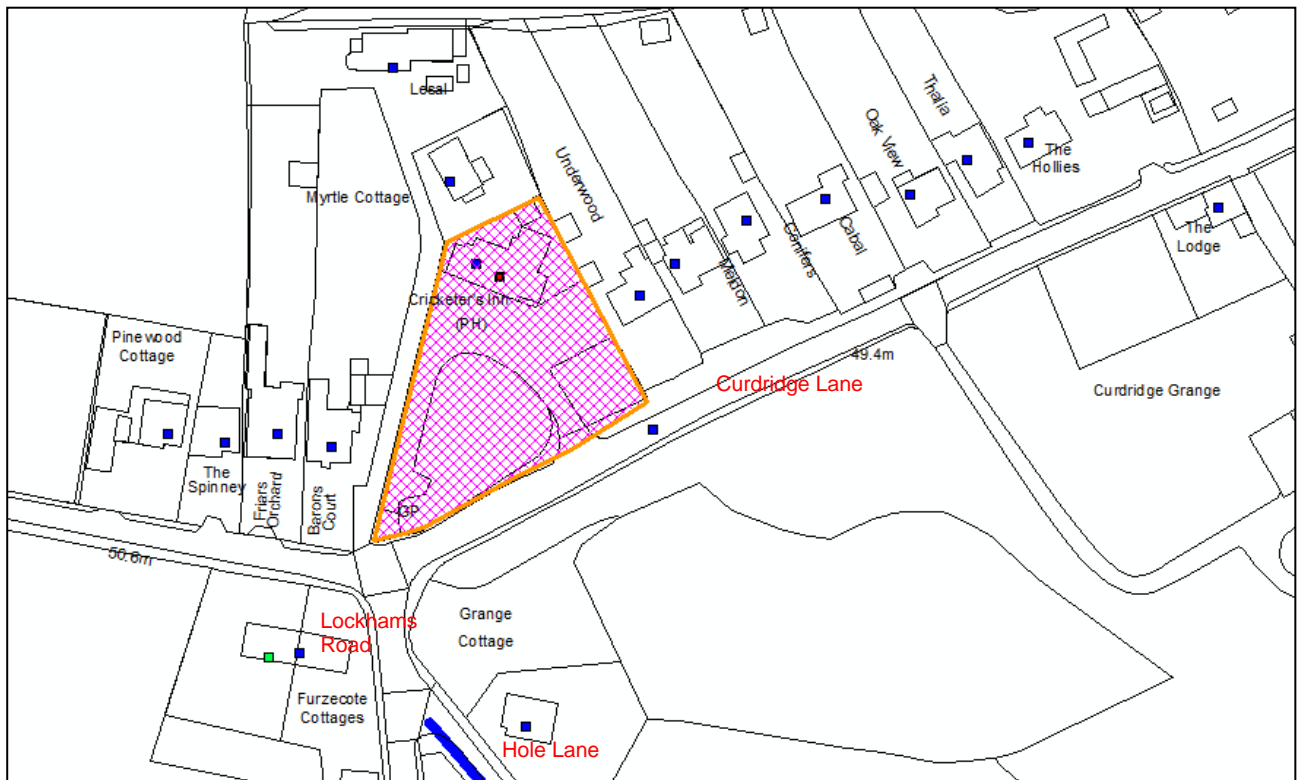
WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 22/02549/FUL
Proposal Description: Variation of Condition 3 (external sound amplifying equipment) of application reference 22/00502/FUL for the approved timber garden building (amended condition wording; amended proposal)
Address: The Cricketers Inn, Curdridge Lane, Curdridge, Hampshire SO32 2BH
Parish, or Ward if within Winchester City: Curdridge Parish Council
Applicants Name: Mr Stuart Downie
Case Officer: Marge Ballinger
Date Valid: 9 November 2022
Recommendation: Permit
Pre Application Advice: No

Link to Planning Documents

22/02549/FUL

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



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Case No: 22/02549/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Reasons for Recommendation

The garden building has been approved by Planning Committee on 15th June 2022 under reference 22/00502/FUL, which included a number of planning conditions.

This application is to amend the wording of Condition 3 (sound amplifying equipment) to reflect the restrictions and controls intended within the original planning decision. The change to the condition references development in an area identified in the Local Plan where proposals for development will be supported, and the change of the wording of the condition will not have a significant detrimental impact on the character of the area or the amenities of the neighbouring properties than what was approved previously.

The proposal is in accordance with the Local Plan Part 1 Policies DS1, CP6; and the Local Plan Part 2 Policies DM1, DM10, DM16, DM17, DM20, DM23, National Design Guide (2021).

General Comments

The application is reported to Committee due to the number of objections received contrary to the officer's recommendations.

Amendments to Proposal Negotiated

The planning application was submitted as a proposal to vary Condition 2 (hours of use of the garden building) and to remove Condition 3 as the approved condition references the use of sound amplifying equipment unless a Temporary Events Notice (also known as a TEN, and approved by the WCC Licensing Team) has been obtained.

Due to an objection raised by the Environmental Health Officer about the variation proposed to the restricted hours of use of the garden building, the variation of Condition 2 was omitted from the proposal. Condition 2 of 22/00502/FUL therefore remains and the hours of operation is not being amended by this application.

The removal of condition 3 (use of sound amplifying equipment) was also not acceptable, and so the proposal is now to vary this condition rather than remove it entirely.

A further 21-day publicity period was undertaken to advertise the amendments made to the application. The precise wording of the condition was amended further to avoid any ambiguity or interpretation. This alteration did not require further public consultation as the substance of the condition remains the same as the consulted version.

Site Description

The Cricketers Inn is outside the settlement boundary, and located north of Curdrige Lane adjacent to the Lockhams Road junction. The pub's main building is set back into the site behind the building line of dwellings along the lane (west and east). The approved garden building with seating and a pizza oven facility is located centrally within the

Case No: 22/02549/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

existing garden seating area. The proposal site currently has paved parking along the eastern portion of site, and the land forward of the building has seating adjacent to the building's terrace and tables within the entire front grassed area of the garden

The site has a low picket fence surrounding the roadside boundary and some of the pub garden area, with a hedgerow along its western boundary that runs along an access road used by two dwellings north of the pub (Myrtle Cottage and Lesal). The site sits across the road from woodland protected under a TPO, and 36m from a designated ROW (Hole Lane).

The existing pub and garden use has its premises license opening hours Sunday-Wednesday 11.00-23.20, Thursday-Saturday 11.00-00.20 with some exceptions during specific bank holidays.

Although the Premises License includes the pub garden, live music is allowed within the pub's main building only Thursdays 20.00-23.30 and inside recorded music for entertainment during bank holidays 20.00-23.30. (There are no restrictions to background music during opening hours.)

No external speakers are permitted, as well as no light pollution toward neighbouring properties. (Details reference within license PREM253 - 20/00779/LAVDPS).

Proposal

The proposal is to vary the wording of Condition 3 to allow sound amplifying equipment and musical instruments during a restricted number of times per year, to be used within or surrounding the garden building.

The original wording of Condition 3 (as approved by 22/00502/FUL) is:

No sound amplifying equipment shall be installed or used within or surrounding the garden building hereby approved, including the use of musical instruments, unless this is in accordance with any Temporary Event Licences granted.

Reason: To protect the amenities of the occupiers of nearby properties, and to accord with the Premises License (PREM253 - 20/00779/LAVDPS)

The proposal is to vary the wording of Condition 3 to:

Sound amplifying equipment and musical instruments can only be installed or used within the garden building or fixed to its north elevation, a maximum of 15 times a year. This shall comprise no more than 2 times within the same calendar month and each time shall last no more than 24 hours and for a duration compliant with the hours of operation specified in Condition 2 above.

At no other time is the use of sound amplifying equipment or musical instruments permitted within the garden building or in the area surrounding the garden building.

Case No: 22/02549/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

A register of dates and times where sound amplifying equipment and musical instruments were used shall be kept by the pub management and shall be produced to the Local Planning Authority upon reasonable notice if requested.

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

Planning conditions to a previously approved application can be amended within this method – also known as a Section 73 application, referencing the Section 73 of the Town & Country Planning Act.

The principle of the application 22/00502/FUL has already been approved and is subject to other conditions which continue to apply.

Relevant Planning History

- 93/00439/OLD (W4475/03) (PER 13.07.1993) Replacement outbuilding and single storey extension: Details of the application included extensions for kitchen and alterations to parking and drive/access within the site.
 - Condition 2: Controls space for parking, drive and turning for up to 40 vehicles to be retained for such purposes.
 - Condition 10: No sound amplifying equipment shall be installed outside the premises.
 - Condition 11: Details of external lighting submitted for approval for the new extension: These details included 1no. wall light over each pub entrance, and 4no. wall lights in the new patio area fixed only to the wall on the eastern boundary to a height of 2m.
 - Condition 16: Equipment shall be installed to suppress and disperse fumes or smells produced by cooking.

- 22/00502/FUL (Retrospective) New timber garden building constructed within the front garden of the pub for ancillary use to the existing pub; the structure will include a pizza oven and seating for customers, with occasional use for special events (wakes, christenings and weddings) – permitted 15.06.2022
 - Condition 2 - Hours of use of the garden building, including pizza oven, to:
 - Mon-Thurs 1200-2030
 - Fri-Sat 1200-2200
 - Sun 1200-2000
 - Condition 3 - No sound amplifying equipment shall be installed or used within or surrounding the garden building hereby approved, including the use of musical instruments unless this is in accordance with any Temporary Event Licences granted.
 - Condition 4 - Details of external lighting to be provided and agreed by the LPA – the condition has not been discharged, but agent/application has confirmed there will be no external lighting on the garden building.
 - Condition 6 – Landscaping details to be provided/agreed by the LPA (discharged 9 March 2023)

Case No: 22/02549/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

- Condition 7 – Within 3 months details to be approved by LPA and installation of a Sustainable Drainage System (condition and details pending)
- Condition 8 – Maintain a minimum number of 32 spaces for parking on site

Consultations

Service Lead for Environment: Environmental Protection

Objection to the variation of Condition 2 (hours of use) within the original proposal. No objection to amendment to Condition 3 (music amplification) given the controls in place within the Premises License and planning restrictions agreed controlling the building.

Representations:

Curdridge Parish Council – objection received to the original proposal:

'Removal of Planning Condition 3: TO OBJECT to this Planning Condition being removed until Winchester City Councils Legal Department has ensured that the Licence for the Cricketers Pub will fully control the use of amplified music outside and verifies that the Applicants will be required to apply for a Temporary Licence for any outdoor events proposing to use amplified music (with a deadline of 8pm in accordance with the Landlords confirmation to Council that any amplified events outside would not go past this time);

Variation of Condition 2 TO OBJECT to Variation of Condition 2 until the Applicants submit a satisfactory noise management plan that is approved by the Environmental Health Department (as Council agrees with Winchester City Councils Environmental Health Department consultation response). Curdridge Parish Council would also like to see a deadline of 8pm applied to any amplified events permitted (as above).'

Sixteen Objecting Representations received from thirteen different addresses citing the following material planning reasons:

- Objection to sound amplifying equipment for a function of up to 400-500 people; extreme disturbance to neighbours with noise and parking issues.
- Objection to proposed change to allow up to 15 events per year (or any increase of events per year), up to 24 hours at a time would impact area residents and highways.
- The Cricketers is inappropriate for outside music events; conflicts with quiet, rural environment.
- The live music played inside the main pub building on Thursdays until 10:30pm with windows/doors open already causes a disturbance to neighbours; external events in the garden would be assumed to be worse.
- Previous noise surveys provided within the 22/00502/FUL application was misleading as it occurred when the pub was closed for refurbishment – impact to outdoor amplified music on nearby properties was not considered.
- The 1993 planning decision prohibited external amplified music/speakers and should remain a restriction within this application. Licensing or temporary events

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

do not over-ride this planning condition.

- The amended Condition 3 to allow amplified music isn't required to meet a community need or realise community aspirations, or maintain its commercial viability.
- Changes that have already occurred to the site have impacted neighbours with increase traffic and parking issues.
- The garden building has not yet passed building reg inspections (application is pending).

Comments received that are not relevant to this Section 73 planning application:

- Pub opening hours date back to 1994 when kitchen and extensions were passed; and should remain the same.
- Changes to hardstanding to the front of the pub and increased seating have occurred without planning permission; therefore lighting alterations to the external façade of the pub building have not adapted to the hardstanding and seating changes; not in compliance with the 1993 decision.
- External lighting impact issues on area residents; this has not been covered in the application.
- Submission of a French drain and other foul drainage (original 22/02547/DIC details submitted but pending approval) would cause more water discharge to highway and issues to nearby hedgerows.

No Supporting Representations were received.

Relevant Government Planning Policy and Guidance

National Planning Policy Framework

- Para 39 - pre-application engagement and front-loading.
- Para 47 - planning law requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise.
- Para 56 – planning conditions should be kept at a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted.
- Para 85 – development to meet local business and community needs in rural areas outside settlement boundaries (and not well-served by public transport) is sensitive to its surroundings and does not have an unacceptable impact on local roads.
- Para 119 - planning decisions should promote the effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy conditions.

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1). DS1 – Development Strategy and Principles

- DS1 – Development Strategy & Principles
- CP6 – Local Services and Facilities

Case No: 22/02549/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Winchester District Local Plan Part 2 – Development Management and Site Allocations

- DM1 – Location of Development
- DM10 – Essential Facilities & Services in the Countryside
- DM16 – Site Design Criteria
- DM17 – Site Development Principles
- DM20 – Development and Noise
- DM23 – Rural Character

Supplementary Planning Document

- National Design Guide 2021
- High Quality Places 2015
- Curdridge and Curbridge Village Design Statement 2002

Other relevant documents

- Climate Emergency Declaration Carbon Neutrality Action Plan 2020-2030
- Statement of Community Involvement 2018 and 2020
- Landscape Character Assessment March 2004 and emerging LCA December 2021
- Biodiversity Action Plan 2021

Planning Considerations

Principle of development

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the National Planning Policy Framework (NPPF) requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The proposal is outside the settlement boundary of Curdridge and the principle of development is acceptable as it is for amendments to the operation of an approved and established premises. Provided the proposal complies with the relevant policies and material planning considerations the proposal will be acceptable.

There are no new material considerations since the approval of the original permission and therefore only the matters pertaining to conditions 2 and 3 are relevant to this application. All other conditions of the original permission are proposed to be included for the amended decision notice.

Assessment under 2017 EIA Regulations.

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations, therefore an Environmental Impact Assessment is not required.

Impact on Character and Appearance of Area

The proposed garden building was approved with conditions within application referenced

Case No: 22/02549/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

22/00502/FUL. The design and position of the garden building, set back into the site away from the road, together with a planting scheme conditioned to soften the building's appearance, was considered to not have a harmful impact on the existing area's rural character within the public views along Curdridge Lane and Lockhams Road, and therefore complies with DM15, DM16 and DM23 of the LPP2.

Condition 6 of the 22/00502/FUL decision had required a landscape scheme to be submitted and approved prior to completion and use of the garden building. The condition's details have been approved (ref 22/02547/DIC), and have yet to be implemented.

Development affecting the South Downs National Park

The application site is located 2.9 km (1.8 miles) from the South Downs National Park. Due to the distance and intervening features, the development will not affect any land within the National Park and is in accordance with Section 11a of the National Parks and Access to the Countryside Act 1949.

Historic Environment

The application site does not form part of the setting of a listed building, conservation area, non-designated heritage asset or area of archaeological importance.

As a result there is no impact on a heritage asset or its setting.

Neighbouring Amenity

Policies DM17, DM20 and DM23 of the LPP2 lists Site Development Principles that must be followed, including that the proposal must not have an unacceptable adverse impact on adjoining land or neighbouring amenities by reasons of overlooking, overshadowing or overbearing, or any other adverse impact to primary amenity spaces, including noise and lighting impacts.

The existing planning condition states:

Original Condition 3: No sound amplifying equipment shall be installed or used within or surrounding the garden building hereby approved, including the use of musical instruments unless this is in accordance with any Temporary Event Licences granted.

Reason: To protect the amenities of the occupiers of nearby properties, and to accord with the Premises License (PREM253 - 20/00779/LAVDPS)

The 'spirit' of the condition was to reflect the details submitted within the 22/00502/FUL planning statement dated February 2022 to have a sheltered seating (for seating up to 36 people) and a pizza cooking area. An application for its use for later hours of use and music/amplified speakers up to 12 temporary events per year was expected to be obtained

Case No: 22/02549/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

and controlled by a Temporary Events Notice (TEN) application (authorised by the WCC Licensing team) for occasional events such as wakes, christenings, weddings, etc.

The Live Music Act 2012 no longer requires a Temporary Events Notice for events less than 500 attendees if the music/performance occurs between the hours of 8am-11pm on a premises that sells alcohol. Within Licensing law, the current number of Temporary Events Notices for a single premise also allows up to 20 TENs in a single year. This deregulation references premises licenses and licensing law only.

Therefore, this application is to amend the condition to ensure a planning control over the use of amplified equipment as an exception to the overarching restriction. The proposed version is:

Sound amplifying equipment and musical instruments can only be installed or used within the garden building or fixed to its north elevation, a maximum of 15 times a year. This shall comprise no more than 2 times within the same calendar month and each time shall last no more than 24 hours and for a duration compliant with the hours of operation specified in Condition 2 above.

At no other time is the use of sound amplifying equipment or musical instruments permitted within the garden building or in the area surrounding the garden building.

A register of dates and times where sound amplifying equipment and musical instruments were used shall be kept by the pub management and shall be produced to the Local Planning Authority upon reasonable notice if requested.

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

The original planning permission 22/00502/FUL had considered that the TENS restrictions could deal adequately with any harm from a regime that was expected to facilitate 12 events. However the limit is now for 20 large events under the licensing of TENS. In considering the level of amenity harm impact to neighbours from amplified music from the use of this building, a reasonable approach is considered to be to allow 15 events which balances business needs with amenity impact.

It is important to note this application and varied condition applies to the use of the garden building only - the 1993 planning application reference 93/00439/OLD continues to have Condition 10 in place which reads 'No sound amplifying equipment shall be installed outside the premises'. This is to protect the amenities of the area as it covers the outside areas of the whole premises. This condition therefore allows part of this area to facilitate the use of the pizza oven outbuilding and a curtilage where music is needed for any functions.

Planning law remains separate from licensing law, and all planning conditions are enforceable. The amended Condition 3 version clearly defines the controls in place for amplified music in or around the garden building in order to protect neighbouring amenities from noise level disturbances by controlling the number of times that amplified equipment can be used within the retention of the garden building. Therefore the proposal is in compliance with DM17 and DM20 of the LPP2.

Case No: 22/02549/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Sustainable Transport

This application seeks to amend Condition 3. Condition 8 of 22/00502/FUL has retained parking for up to 32 vehicles as per the site plan, and remains enforceable. Further transport assessments were not required for this application.

Ecology and Biodiversity

Conditions 4 of 22/00502/FUL has requested any external lighting to be approved prior to installation on the garden building – this has not been discharged, but it is understood that no external lighting will be installed upon the garden building. The condition remains in place should the position change.

Condition 5 controls biodiversity enhancement measures, and other recommendations within the Ecological Impact Assessment (Feb 2022). Both conditions 4-5 remains enforceable. Further ecological assessments were not required for this application to vary Condition 3.

Sustainable Drainage

Condition 7 of 22/00502/FUL has requested details for a Sustainable Drainage System to be approved by the LPA and installed within 3 months of the decision date 15th June 2022. The application 22/02547/DIC to discharge this condition has been applied for, and is pending further information in order to be discharged fully.

Equality

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion

The approved garden building is sited in within an existing pub garden used for its patron's seating, and consideration has been given to its relationship to the character of the area, residential amenities, and to the host building in terms of size, scale and design within a previous planning application. The use of the existing pub garden and its facilities is already established, so the garden building is considered to be in compliance with Policy

Case No: 22/02549/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

CP6 (Local Services and Facilities) of the LPP1 or DM10 (Essential Facilities/Services in Countryside) of the LPP2.

What this application seeks to define is an enforceable Condition 3 to control the use of amplified music for events held within and immediately surrounding the garden building through planning controls. No adverse harm to the surrounding character or residential amenity is identified and the application is therefore considered to be acceptable and in accordance with the development plan.

Recommendation

Application Permitted; restating planning application conditions within ref 22/00502/FUL, with amended Condition 3:

Conditions

01 The development hereby approved is as detailed in the following plans:

- Location Plan, drawing 22007_303_rev B amended 05.04.2022
- Proposed Site Plan, drawing 22007_301_rev F amended 27.05.2022
- Proposed Elevations, drawing 22007_302_rev E amended 09.06.2022
- Proposed Floor Plan within drawing 22007_304_rev B amended 20.04.2022

Reason: In the interests of proper planning and for the avoidance of doubt.

02 The use of the garden building, including the use of the pizza oven, hereby permitted shall only open to customers within the following times:

- Mon-Thurs 1200-2030
- Fri-Sat 1200-2200
- Sun 1200-2000

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

03 Sound Amplifying Equipment

Sound amplifying equipment and musical instruments can only be installed or used within the garden building or fixed to its north elevation, a maximum of 15 times a year. This shall comprise no more than 2 times within the same calendar month and each time shall last no more than 24 hours and for a duration compliant with the hours of operation specified in Condition 2 above.

At no other time is the use of sound amplifying equipment or musical instruments permitted within the garden building or in the area surrounding the garden building.

A register of dates and times where sound amplifying equipment and musical instruments were used shall be kept by the pub management and shall be produced to the Local Planning Authority upon reasonable notice if requested.

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

Case No: 22/02549/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

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

04 Details of any lighting within use of the garden building shall be submitted to, and approved in writing by the Local Planning Authority prior to installation and use of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

05 The recommendations within the Ecological Impact Assessment (Ecosa, February 2022) shall be adhered to throughout all phases of the development and the enhancement features be sited prior to the development coming into its intended use and retained thereafter.

Reason: To safeguard protected species and maintain biodiversity in accordance with CP16 and the NPPF 2021.

06 All landscape works shall be carried out in accordance with the approved soft landscape plan (Midayo Landscape Ltd, drawing C133 rev A, approval reference 22/02547/DIC) and shall be planted within the first planting season. If within a period of five years after planting, if any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

07 Within 3 months of this decision, details of a provision for a Sustainable Drainage System (SuDS), to handle runoff from this proposal in 1 in 100-year storm events with an appropriate allowance for climate change, shall be submitted to and approved in writing by the Local Planning Authority and installed within that timeframe. The details shall include either infiltrating into the ground or attenuating to discharge into the system at a rate that is as near to greenfield runoff rate as practicable. The approved details shall be fully maintained for the life of the proposal, unless otherwise agreed in writing by the LPA.

Reason: To ensure satisfactory provision of surface water drainage.

08 The minimum number of spaces (32) defined with the Proposed Site Plan, drawing 22007_301_revF amended 27 May 2022 shall be maintained for customer parking, unless otherwise approved in writing by the LPA.

Case No: 22/02549/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Reason: To retain proper provision of off-street parking, and in the interest of highway safety.

09 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in the Materials section of the associated application forms.

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

Informative:

1. 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. (Please note Condition 7 is still pending.) 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

2. In accordance with paragraph 38 of the NPPF (2021), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

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

In this instance a site meeting was carried out with the applicant.

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

- Local Plan Part 1 Joint Core Strategy: DS1, CP6
- Local Plan Part 2: DM1, DM10, DM16, DM17, DM18, DM20, DM23

4. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out above, 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.

5. 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. Flexibility of hours may be acceptable due to the Covid-19 emergency in line with the

Case No: 22/02549/FUL

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Business and Planning Bill 2019-21 <https://services.parliament.uk/Bills/2019-21/businessandplanning.html>

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. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.
<https://www.gov.uk/government/publications/construction-working-hours-draft-guidance/draft-guidance-construction-site-hours-deemed-consent>

6. 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.

7. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practise
<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

8. Please be advised that Building Regulations approval may be required for this development. Please contact WCC Building Control Department for more information
<https://www.winchester.gov.uk/building-control>

9. The applicant should note that this permission does not give any property rights to building on or encroach over or under the adjoining property. The applicant may be required to serve notice under the Party Wall etc Act 1996.