

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE: DEVELOPMENT CONTROL MEETING

**DECISIONS**

**11.12.2008**

PART II DEVELOPMENT CONTROL APPLICATIONS  
AND DECISIONS THEREON

**Headbourne Worthy**

**Ward**

**Sparsholt**

**1 Conservation**

**Area:**

**Case No:** 08/01051/OUT

**Ref No:** W18868/01

**Date Valid:** 29 April 2008

**Grid Ref:** 448860 132795

**Team:** EAST **Case Officer:** Mrs Jill Lee

**Applicant:** Parsons And Joyce Contractors Ltd

**Proposal:** Erection of 62 dwellings; ancillary car parking, open space, landscaping and nature conservation area.(OUTLINE)

**Location:** Land at rear of 155 Springvale Road, Headbourne Worthy, Hampshire

**Officer** REF

**Recommendation:**

**Committee Decision:**

REFUSED FOR THE FOLLOWING REASONS

**Conditions/Reasons**

1 The proposed development would be contrary to policy DP6 of the Winchester District Local Plan Review and L2 of the Springvale Road Local Area Design Statement in that it would result in the loss of a significant number of trees and vegetation which make an important contribution to the character and appearance of the area and the valley side which has a leafy and semi - rural feel due to the existing level of vegetation.

2 The proposed development is contrary to policy DP3 of the Winchester District Local Plan and D1 and D5 of the Springvale Road Local Area Design Statement in that it would result in development which by virtue of its height, scale, bulk and design would be out of scale and character with the existing surrounding development and which fails to respond in a positive manner to the character, appearance and variety of the local environment.

3 The proposal is contrary to Policy DP.9 of the Winchester District Local Plan Review in that it fails to make adequate provision for improvements to transport and the highway network, in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and burden imposed on the existing network arising from this development.

4 The proposed development is contrary to the housing policies of the Winchester District Local Plan Review in that it fails to make provision for affordable housing. The proposal would therefore conflict with the housing strategies of this plan.

5 The proposal is contrary to Policy RT4 of the Winchester District Local Plan Revised 2006 in that it fails to make adequate provision for public recreational open space to the required standard, and would therefore be detrimental to the amenities of the area.

**Informatives**

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

Winchester District Local Plan Review 2006: DP3, DP4, DP6, DP8, DP9, H3, H5, H7, RT4, T4.

Springvale Road Local Area Design Statement 2007: L2, D1, D3, D5.  
PPS1, PPS3, PPS25.

**Winchester Town**

**Ward**

**St Luke**

**2 Conservation**

**Area:**

**Case No:** 08/01998/FUL

**Ref No:** W21058/01

**Date Valid:** 21 August 2008

**Grid Ref:** 446393 128374

**Team:** EAST

**Case Officer:** Mr Nick Fisher

**Applicant:** Mr Keith Read

**Proposal:** .Demolition of no.16 Fox Lane & no.1 Chatham Road.  
Erection of 2no. 2 bedroom houses, 2no. 2 bedroom flats and  
2no. 1 bedroom flats in two storey building (RESUBMISSION)

**Location:** 16 Fox Lane Winchester Hampshire SO22 4DY

**Officer:** PER

**Recommendation:**

**Committee Decision:**

REFUSED FOR THE FOLLOWING REASONS

**Conditions/Reasons**

1 The Proposed development does not respect the form, architectural style and density of the surrounding area. It does not respond positively to the character and appearance of the local environment and is contrary to DP3(ii) of the Winchester District Local Plan Review 2006.

2 The proposal is contrary to Policy RT4 of the Winchester District Local Plan Review 2006 in that it fails to make adequate provision for public recreational open space to the required standard and would therefore be detrimental to the character of the area.

3 The proposal is contrary to Policy DP9 of the Winchester District Local Plan Review 2006 in that it fails to make adequate provision for improvements to transport and the highway network, in accordance with Hampshire County Council's Transport Contributions Policy 2007, such provision being required in order to mitigate for the additional transport needs and the burden imposed on the existing network arising from the development.

## **Informatives**

The Local Planning Authority has taken account of the following development plan policies and proposals:-Winchester District Local Plan Review 2006: DP1, DP3, DP4, DP9, H3, H7, RT4, T1, T2, T3

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**3 Conservation**

**Area:**

**Case No:** 08/02036/FUL

**Ref No:** W21242

**Date Valid:** 19 September 2008

**Grid Ref:** 454554 117807

**Team:** WEST **Case Officer:** Elaine Walters

**Applicant:** Mr D McKeagney

**Proposal:** Two storey extension to terrace to form 2 bedroom dwelling and modifications of existing dwelling to include new front door and porch to the front.

**Location:** 7 Battery Hill Bishops Waltham Southampton Hampshire SO32 1BS

**Officer:** PER

**Recommendation:**

**Committee Decision:**

APPROVE SUBJECT TO THE FOLLOWING CONDITIONS(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 hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that

originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4 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.

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

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

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

6 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.

7 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.

8 The parking area shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

9 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment 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. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

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

### **Informatives**

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

Winchester District Local Plan Review 2006: DP3

2. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).

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

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

**Bishops Waltham**

**Ward**

**Bishops Waltham**

**4 Conservation**

**Area:**

**Case No:** 08/02039/FUL

**Ref No:** W21254

**Date Valid:** 19 September 2008

**Grid Ref:** 454574 117774

**Team:** WEST **Case Officer:** Elaine Walters

**Applicant:** A2 Dominion South Ltd

**Proposal:** 2 storey extension to terrace to form two bed dwellings and alterations to existing end of terrace property including new porch

**Location:** 2 Battery Hill Bishops Waltham Southampton Hampshire  
SO32 1BT

**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 hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that

originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

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

4 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.

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

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

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

6 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.

7 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.

8 The parking area shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

9 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment 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. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

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

### **Informatives**

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

Winchester District Local Plan Review 2006: DP3

2. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).

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

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

**Littleton And Harestock**

**Ward**

**Littleton And Harestock**

**5 Conservation**

**Area:**

**Case No:** 08/02504/FUL

**Ref No:** W21284

**Date Valid:** 31 October 2008

**Grid Ref:** 446718 131870

**Team:** EAST **Case Officer:** Mr Andrew Rushmer

**Applicant:** Mrs Amanda McInnes

**Proposal:** Replacing and extending existing surfacing to front drive

**Location:** 11 Priors Dean Road Harestock Winchester Hampshire SO22  
6JT

**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).

**Informatives**

1. This permission is granted for the following reasons:  
The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

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

Winchester District Local Plan Review 2006: DP3

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