

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE: DEVELOPMENT CONTROL MEETING

DECISIONS

01.10.2008

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Winchester Town

Ward

St Michael

1 Conservation

Area:

Case No: 08/01331/FUL

Ref No: W06564/19

Date Valid: 10 July 2008

Grid Ref: 447391 127632

Team: WEST

Case Officer: Nick Parker

Applicant: Greensleeves Homes Trust

Proposal: Demolition of redundant extensions to existing care home; renovation of original building and construction of 2 and 3 storey extensions to provide specialist, dementia and general care accommodation for the frail elderly and associated developments

Location: St Cross Grange Residential Care Home 140 St Cross Road
Winchester Hampshire SO23 9RJ

Officer REFUSE

Recommendation

Committee Decision:

REFUSED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The development is contrary to policies H8, HE.5, DP.3 and DP.4 of the Winchester District Local Plan Review and would harm the character and appearance of the conservation area for the following reasons:

i) The size and mass of the proposed extensions would overwhelm and dominate the original building, and would not respect its character, scale and plan form.

ii) The proposed extensions, and resultant loss of a substantial number of established tall trees, represents further urbanisation of an area that is currently still viewed as part of the "country" approach to the City of Winchester from the south.

2 The development is contrary to policy DP.3 of the Winchester District Local Plan Review because the scale, mass and position of the proposed extensions, and the removal of a substantial number of established tall trees on the west and south boundaries, would have a harmful impact on the residential amenities of the adjoining residential properties in terms of a significant loss of privacy and outlook.

3 The development is contrary to policies DP.4 and CE.10 of the WDLP Review because the loss of a substantial number of mature trees from within the site as a result of the proposed development would have a negative impact on ecology through the loss of important habitat areas for wildlife, including protected species. The compensation measures for the loss of this habitat are considered inadequate

for a development of this size and scale and therefore the proposals are unacceptable from an ecological perspective.

Informatives

1 The Local Planning Authority has taken account of the following development plan policies and proposals: - Winchester District Local Plan Review 2006:

H8 (accommodation for the elderly),
SF6 (new facilities and services),
HE5 (conservation area),
DP3 (design),
DP.4 (landscape and built environment),
CE.10 (nature conservation),
T1, T2, T3 and T4 (transport and parking)

Hambledon

Ward

Droxford, Soberton And Hambledon

2 Conservation

Area:

Case No: 08/01899/FUL

Ref No: W20243/02

Date Valid: 6 August 2008

Grid Ref: 466161 114092

Team: EAST

Case Officer: Mr Andrew Rushmer

Applicant: Miss C Jeffries

Proposal: Equestrian use of land and construction of access track
(RESUBMISSION)

Location: Fields Off Harrow Gate Lane Denmead Hampshire

Officer REFUSE

Recommendation

Committee Decision:

REFUSED SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 The proposed change of use of the land to equestrian and the associated use of the access track and hardstanding is considered to be contrary to policies CE.5 and CE.6 of the Winchester District Local Plan Review 2006, as it would harm the natural beauty, amenity, tranquillity and distinctive character of the East Hampshire Area of Outstanding Natural Beauty, and there are no economic or social reasons to justify overriding this policy.

2 The proposal would create an undesirable precedent which would make it difficult to refuse further similar applications.

Informatives

1 The Local Planning Authority has taken account of the following development plan policies and proposals: - Winchester District Local Plan Review 2006: RT11, CE5, CE6
Planning Policy Statement 7
Equestrian Supplementary Planning Guidance

Twyford

Ward

Colden Common And Twyford

3 Conservation

Area:

Case No: 08/01799/FUL

Ref No: W21114/02

Date Valid: 25 July 2008

Grid Ref: 448020 124710

Team: WEST

Case Officer: Mr Ian Cousins

Applicant: Mr R Powter

Proposal: Two storey extension; construction of detached garage (RESUBMISSION)

Location: 6 The Crescent Twyford Winchester Hampshire SO21 1NL

Officer PERMIT

Recommendation

Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the hereby permitted shall match those used in the existing building.

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

3 No development shall take place until details and samples of the cedar boarding 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.

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

Owslebury

Ward

Owslebury And Curdridge

4 Conservation

Area:

Case No: 08/01041/FUL

Ref No: W08993/09

Date Valid: 21 July 2008

Grid Ref: 450463 121350

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Humbees of Marwell

Proposal: Alterations and extension to plant centre, parking and new access

Location: Hangar Nurseries Thompsons Lane Owslebury Winchester
Hampshire SO21 1JH

Officer REFUSE

Recommendation

Committee Decision:

THIS APPLICATION WAS WITHDRAWN PRIOR TO COMMITTEE

Kings Worthy

Ward

Kings Worthy

5

Conservation

Area:

Case No: 08/01871/FUL

Ref No: W21224

Date Valid: 15 August 2008

Grid Ref: 448700 132938

Team: EAST **Case Officer:** Mrs Julie Pinnock

Applicant: Mr Robert Johnston

Proposal: Single storey rear extension

Location: 6 Bentley Close Kings Worthy Hampshire SO23 7LG

Officer PERMIT

Recommendation

Committee Decision:

APPROVE SUBJECT TO CONDITION(S):-

Conditions/Reasons

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

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

2 The materials to be used in the construction of the external surfaces of the hereby permitted shall match those used in the existing building.

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

3 Protective measures for the tree in the rear garden, including fencing and ground protection, in accordance with BS5837:2005 shall be installed prior to any demolition, construction or groundwork commencing on the site.

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

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: DP.3

Hursley

Ward

Compton And Otterbourne

6

Conservation

Area:

Case No: 08/01920/TCP

Ref No: WTC/169

Date Valid: 11 August 2008

Grid Ref: 442252 125431

Team: WEST **Case Officer:** Lorna Hutchings

Applicant: Vodafone Ltd

Proposal: Installation of tri-sector antenna mounted at a height of 21.6m on existing plant room

Location: Hursley Park Hursley Park Road Hursley Hampshire

Officer: NO OBJECTION

Recommendation

Committee Decision:

NO OBJECTION

Informatives

The Local Planning Authority has taken account of the following development plan policies and proposals:- Hampshire County Structure Plan Review:
Winchester District Local Plan Review 2006: DP14, DP3, CE4.