

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE : DEVELOPMENT CONTROL MEETING

RESOLUTIONS

23.10.2008

PART II DEVELOPMENT CONTROL APPLICATIONS
AND DECISIONS THEREON

Winchester Town

Ward

St John And All Saints

1 Conservation

Area:

Case No: 08/01657/FUL

Ref No: W14299/07

Date Valid: 8 July 2008

Grid Ref: 448819 129556

Team: EAST **Case Officer:** Mr Dave Dimon

Applicant: Sarum Developments Ltd

Proposal: 14 no. dwellings comprising of 1 no. five bedroom house, 3 no. four bedroom houses, 3 no. three bedroom houses, 2 no. two bedroom houses, 4 no. two bedroom flats, 1 no. one bedroom flat with parking, landscape and improvements to access.

Location: Land Adjacent To St John's Croft Blue Ball Hill Winchester Hampshire

Officer: PER

Recommendation:

Committee Decision:

DEFERED for consideration by the Planning (Viewing) Sub Committee.

Shedfield Ward Shedfield

2 Conservation Area:

Case No: 08/02073/FUL
Ref No: W05379/05
Date Valid: 29 August 2008
Grid Ref: 455966 114922
Team: WEST **Case Officer:** Miss Megan Birkett
Applicant: Mr And Mrs M J Foster
Proposal: Erection of detached four bed dwelling in existing garden of Folemoor with new access from Little Bull Lane (RESUBMISSION)
Location: Folemoor Little Bull Lane Waltham Chase Southampton Hampshire SO32 2LT
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 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 the property is occupied. Development shall be carried out in accordance with the approved details.

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

4 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 ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

5 No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

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

6 The proposed access, drive and parking area for the proposed dwelling, shall be laid out and constructed in accordance with specifications to be first submitted to and approved in writing by the Local Planning Authority.

NOTE: A licence is required from Hampshire Highways Winchester, Central Depot, Bar End Road, Winchester, SO23 9NP prior to the commencement of access works. The surfacing material shall be permeable in nature.

Reason: To ensure satisfactory means of access and in the interest of minimising surface run-off.

7 The existing access to the site shall be stopped up and abandoned and the boundary shall be reinstated in accordance with details to be submitted to and approved by the Local Planning Authority, immediately after the completion of the new access hereby approved and before the new access is first brought into use.

Reason: In the interests of highway safety and the amenities of the area.

8 No development, 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 development shall not be completed other than in accordance with the approved details.

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

9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the first floor of the southern elevation(s) of dwelling hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties.

10 The first floor window(s) in the southern elevation of dwelling hereby permitted shall be glazed in obscure glass and thereafter retained.

Reason: To protect the amenity and privacy of the adjoining residential properties.

11 Protective measures, including fencing, ground protection, working procedures and special engineering solutions shall be carried out in accordance with the Arboricultural Impact Appraisal and Method Statement written by Mr Kevin Cloud and submitted to the Local Planning Authority.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

12 The existing trees show as being retained on the approved plan shall not be lopped, topped, felled or uprooted during the course of constructing the development without prior written approval of the Local Planning Authority.

Reason: To ensure a bat use assessment of the trees is carried out by an ecologist, and any necessary resulting limitations or measures to be put in place.

13 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.

14 Prior to the completion of development a cut off drain shall be provided to prevent the egress of surface water onto the public highway the details of which shall first be submitted to and approved by the Local Planning Authority. Thereafter the approved drain shall be retained and maintained in good working order.

Reason: In the interests of highway safety.

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

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

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:-

Hampshire County Structure Plan Review: H1, T5

Winchester District Local Plan Review 2006: DP3, DP4, DP5, H1, H3, H5, H7, T2

Winchester Town

Ward

St Paul

3

Conservation Area:

Case No: 08/01936/FUL

Ref No: W12121/06

Date Valid: 18 August 2008

Grid Ref: 447464 129723

Team: EAST

Case Officer: Mrs Julie Pinnock

Applicant: Mr Kit Finney

Proposal: Demolition of existing structure to replace with detached two storey, two bedroom house (RESUBMISSION of 07/02031/FUL)

Location: 14 Clifton Road Winchester Hampshire SO22 5BP

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 dwelling 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 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 windows other than those expressly authorised by this permission shall, at any time, be constructed in the dwelling hereby permitted.

Reason: To protect the amenity and privacy of the adjoining residential properties.

4 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 and B of Parts 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.

5 All rainwater goods shall be of cast iron unless otherwise agreed in writing by the local planning authority.

Reason: To protect the character and appearance of the conservation area.

6 Full details of all new windows and doors shall be submitted to and approved in writing by the local planning authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.

Reason: To protect the character and appearance of the conservation area.

7 The bin and bike store shown on plan reference 682/PO2 Rev D shall be implemented according to the plan hereby approved and thereafter retained and not used for any other purpose without the prior written consent of the local planning authority.

Reason: To ensure satisfactory provision of refuse and cycle storage facilities for the dwelling are provided within the site.

8 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.

9 Details of provisions to be made for the parking and turning 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.

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:-

Hampshire County Structure Plan Review: H1, H2, H4, E16, E17.
Winchester District Local Plan Review 2006: DP3, HE4, HE5, H1, H3, RT3, T1, T4.

3. A formal application for connection to the water supply is required in order to service the development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858600), or www.southernwater.co.uk

4. A formal application for connection to the public sewerage system is required in order to service the development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (tel: 01962 858600), or www.southernwater.co.uk

Littleton And Harestock

Ward

Littleton And Harestock

4

Conservation

Area:

Case No: 08/01769/FUL

Ref No: W03530/04

Date Valid: 21 July 2008

Grid Ref: 446146 131433

Team: EAST **Case Officer:** Mr Tom Patchell

Applicant: GB Building Solutions

Proposal: Change of use of land to form a temporary car park with new access

Location: Land Adjacent The Down House Harestock Road
Winchester Hampshire

Officer REF

Recommendation:

Committee Decision:

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

Conditions/Reasons

1 The proposed use of the land for providing a car park would visually diminish and therefore undermine the function of the Local Gap between Winchester and Littleton and is therefore contrary to Policy CE.2 of the adopted Winchester District Local Plan Review.

2 The proposed car park represents an undesirable development in the countryside and local gap for which there is no overriding justification and which would be an incongruous feature that would seriously detract from the character and visual amenity of the area.

Informatives

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

Hampshire County Structure Plan Review: No saved policies of relevance
Winchester District Local Plan Review 2006: DP.3, CE.2, T.1 and T.2

Winchester Town

Ward

St Bartholomew

5

Conservation

Area:

Case No: 08/01715/AVC

Ref No: W01367/34A

Date Valid: 6 August 2008

Grid Ref: 447955 130288

Team: WEST

Case Officer: Mrs Jane Rarok

Applicant: Mr Paul Eaves

Proposal: 1 no. advertising banner at entrance and 1 at exit of The Winchester Hotel

Location: The Winchester Moat House Hotel Ltd Worthy Lane
Winchester Hampshire SO23 7AB

Officer PER

Recommendation

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Committee Decision:

APPROVE SUBJECT TO THE FOLLOWING CONDITION(S):-

Conditions/Reasons

1 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.

2 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.

3 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 .

4 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: 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.

5 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.

6 No character or symbol on the banner signs shall be more than 400mm in height, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of public amenity.

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:-

Hampshire County Structure Plan Review: None
Winchester District Local Plan Review 2006: HE11
