

WINCHESTER CITY COUNCIL

PLANNING COMMITTEE: DEVELOPMENT CONTROL MEETING

RESOLUTIONS

22.05.2008

PART II DEVELOPMENT CONTROL APPLICATIONS
AND RESOLUTIONS THEREON

2 In the opinion of the Local Planning Authority the proposal involves development that cannot be reconciled with national planning policy guidance in PPG13, in that it would result in development that would be inappropriately located away from existing urban areas and would thus over-rely on the private car for access and transport purposes. This would result in an unacceptable increase in the number and length of car journeys to the detriment of the environment and the locality. The proposal therefore conflicts with the strategy of the Winchester District Local Plan Review, particularly Policy T1.

Informatives

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

Hampshire County Structure Plan Review: T5,

Winchester District Local Plan Review: DP.1, DP.3, DP.5, DP.6, DP.9, DP.13, DP.15, CE.18, E.2, H.5, H.6, H.7, T.1, T.4, RT.4,

Item **Denmead** **Ward** **Denmead**

2 **Conservation Area:**

Case No: 08/00208/FUL

Ref No: W17114/04

Date Valid: 30 January 2008

Grid Ref: 465694 112016

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

Applicant: Shipyard Motor Co.

Proposal: Redevelopment of existing site to include; dental surgery and 6 no. one bedroom flats with associated landscaping and parking (THIS APPLICATION MAY AFFECT THE SETTING OF A PUBLIC RIGHT OF WAY) (RESUBMISSION)

Location: Shipyard Motor Co Hambledon Road Denmead
Waterlooville Hampshire PO7 6NU

Officer PER

Recommendation:

Committee Decision:

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

Conditions/Reasons

1 The proposed development would be contrary to policy DP3 of the Winchester District Local Plan in that it would result in the overdevelopment of the site detrimental to the character of the area.

2 The excessive density of the proposed development would be out of character with the surrounding development and detrimental to the character of the area contrary to the provisions of policy DP3 of the Winchester District Local Plan.

3 The proposed units are too small resulting in insufficient living environment for residents with some rooms being served by roof lights only.

4 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 for the area.

Informatives

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

Winchester District Local Plan Review 2006: DP3, H3, H7, SF6, RT4, T4

2 It is considered that the proposal fails to accord with policy H4 of the Winchester District Local Plan Review 2006. More specifically, the proposal fails to comply with all of the criteria outlined in the supplementary planning guidance which outlines the implementation of policy H4 - Supplementary Planning Document Implementation of Local Plan Infilling Policy.

3 The proposal is considered to be contrary to policy DP3 of the Winchester District Local Plan Review 2006, as the scale of the proposal is not considered to be appropriate to the context of the site.

4 The proposal would create an undesirable precedent which would make it difficult to refuse further similar applications.
(Precedent)

5 The available length of frontage to Road is insufficient to enable a satisfactory road junction, with adequate visibility splays to be provided.
(Insufficient Frontage - Visibility)

6 The roads leading to and from the site are of inadequate width to accommodate safely the additional traffic which the proposed development would generate.

7 The road leading to and from the site has substandard junctions with Worthy Road, which are inadequate to accommodate safely the additional traffic that the proposed development would generate.

8 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: CE2, CE3, CE5, H4, DP3, DP9, RT4
Supplementary Planning Guidance - Implementation of Local Plan Infilling Policy (H.4)
Planning Policy Statement 7

Item **Swanmore** **Ward** **Swanmore And Newtown**

5 **Conservation**

Area:

Case No: 07/00138/FUL

Ref No: W04046/15

Date Valid: 22 January 2007

Grid Ref: 458818 116500

Team: WEST **Case Officer:** Mr James Jenkison

Applicant: Hill Farm Orchards Ltd

Proposal: (AMENDED DESCRIPTION) Erection of refrigerated apple storage unit and use of existing and proposed buildings for the storage and distribution of produce grown by Hill Farm Orchards and other English grown produce

Location: Hill Farm Orchards Droxford Road Swanmore Hampshire

Officer PER

Recommendation:

Committee Decision:

APPROVE SUBJECT TO:

A Section 106 Agreement for the restriction of the use of the proposed and existing farm buildings for the storage and distribution of apples/produce from the holding of Hill Farm Orchards and its associated land only and for an additional 300 tonnes per calendar year of imported fruit, and the following conditions:

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 Prior to work commencing on the site a scheme of details of the colour and finishes of all external surfaces of the building hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved within one month of the external surfaces being constructed and retained thereafter.

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 details of both hard and soft landscape works and existing tree and hedgerow protection have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season of the substantial completion of the development or as otherwise agreed in writing by the Local Planning Authority. These details shall include the following, as relevant:

- means of enclosure, including hedgerow planting:
- other vehicle and pedestrian access and circulation areas:
- hard surfacing areas and hard surfacing materials:
- Landscape areas.

Soft landscape details shall include the following as relevant:

- retention of existing trees and hedgerows
- planting plans
- written specifications (including cultivation and other operations associated with plant and grass establishment:
- schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate:
- schedule of plants for the re-inforcement of the existing hedgerow and new hedgerow planting:
- manner and treatment of watercourses, ditches and banks:
- implementation programme.

Reason: To protect the amenities of the countryside here and the rural character of the AONB.

4 No floodlighting, either affixed to the building or freestanding, shall be erected on the site at any time without the written agreement of the Local Planning Authority.

Reason: The site is located along a rural lane in the AONB and the use of floodlighting would undermine the rural character of the locality.

5 Detailed proposals for the disposal of foul and surface water from the building and hardstanding 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 development is first brought into use.

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

6 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0730 and 1900 Monday to Saturday and 0800 and 1800 on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

7 No outside industrial processes or working or storage of materials, vehicles, machinery or equipment (other than the storage of pallets related to the horticultural activities of the holding) shall be undertaken on the site at any time unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of local amenities.

8 The storage of pallets on the site shall only occur adjacent to the south-west side elevation of the building hereby approved in an area marked out on the approved landscape plan for the site and shall not be stacked to a height greater than the eaves level of the building hereby approved. Should existing farm building become redundant for other purposes then the storage of the pallets shall be transferred to those buildings.

Reason: In the interests of the amenities of the locality.

9 No additional floorspace (including the installation of mezzanine floors) shall be created within the development hereby approved unless agreed in writing by the Local Planning Authority.

Reason: In the interests of highways safety and local amenity.

10 If the building hereby approved becomes redundant for agricultural or horticultural purposes associated with the holding then the building shall be dismantled or demolished and all resultant material removed from the site.

Reason: In the interests of the rural amenities of the locality.

11 The existing trees and hedgerow along the north-east boundary shall not be lopped, topped, felled or uprooted without the prior written approval of the Local Planning Authority. These trees shall be protected during building operations by the erection of fencing at least 6 metres from the tree trunks in accordance with BS 5837.

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

12 Details of the air conditioning and ventilation of the building (including noise levels) shall be submitted to and approved in writing prior to the commencement of work on the site. No air conditioning or ventilation shall be installed other than in accordance with the approved details.

Reason: To protect the amenity of adjoining residential properties.

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: C1, C2, E6, E7, E8
Adopted Winchester District Local Plan Review 2006: CE13

Item	Winchester Town	Ward	St Bartholomew
6	Conservation Area:		
	Case No:	08/00626/FUL	
	Ref No:	W12961/04	
	Date Valid:	11 March 2008	
	Grid Ref:	448204 130128	
	Team:	WEST	Case Officer: Miss Megan Birkett
	Applicant:	Mr Abd Mrs Duxbury	
	Proposal:	First Floor and two storey rear extension (RESUBMISSION)	
	Location:	20 King Alfred Place Winchester Hampshire SO23 7DF	
	Officer	PER	
	Recommendation:		

Committee Decision:
APPROVE.

Conditions to be delegated to the Head of Planning Control in consultation with the Chairman.

Item **Winchester Town** **Ward** **St Barnabas**

7 **Conservation**

Area:

Case No: 08/00478/FUL

Ref No: W21043

Date Valid: 21 February 2008

Grid Ref: 446618 130979

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

Applicant: Mr Allen Smith

Proposal: Erection of 4 no. bin store compounds on land to the rear of Trussell Crescent

Location: Street Record Trussell Crescent Winchester 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 Before the bin stores are brought into use the timber fencing shall be stained using a finish to first be agreed in writing by the local planning authority.

Reason: In the interest of the visual amenity 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: DP.3

Item **Winchester Town** **Ward** **St Bartholomew**

8 **Conservation**

Area:

Case No: 08/00485/FUL

Ref No: W18845/01

Date Valid: 25 February 2008

Grid Ref: 448297 129971

Team: WEST **Case Officer:** Mrs Jane Rarok

Applicant: The Colour Factory

Proposal: 1 no. single storey detached workshop

Location: The Lodge 1 Gordon Road Winchester Hampshire SO23
7DD

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:-

Hampshire County Structure Plan Review: None

Winchester District Local Plan Review 2006:DP3, E1, SF1, SF6, CE4
